Millican-Ogden

Community Revitalization Plan

Office Consolidation September 2000

101-01377

Millican-Ogden

Community Revitalization Plan

(Note: This Plan incorporates the Area Redevelopment Plan)

THE CITY OF CALGARY
LAND USE AND MOBILITY
PLANNING AND TRANSPORTATION POLICY

Note: This office consolidation includes the following amending Bylaws:

Amendment	Bylaw	Date	Description
1	6P2000	2000, March 13	Map 5 (Superceded by Bylaw 8P2000)
2	8P2000	2000, May 8	a. Map 5, Page 59
			b. Map 6, Page 63
			c. 3.4.2.3 Policies, Page 66, Site 13
			d. 3.4.2.5 Page 70, Table 2
			e. 3.4.3.5.3 Table Heading, Page 84
			f. 3.4.3.5.3 Table References, Page 84
			g. 3.4.4.4 Table Heading, Page 89
			h. 3.4.4.4 Table References, Page 89
			i. 3.4.5 Table Heading, Page 90
			j. 3.4.5.2 Table Heading, Page 90 & 91
			k. 3.4.5.4 Table 8, Page 94
			l. Map 11, Page 95

Amended portions of the text are printed in *italics* and the specific amending Bylaw is noted.

Persons making use of this consolidation are reminded that it has no legislative sanction, and that amendments have been embodied for ease of reference only. The official Bylaw and all amendments are available from the City Clerk and should be consulted when interpreting and applying this Bylaw.

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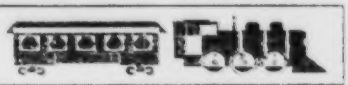

MILLICAN-OGDEN COMMUNITY PLAN

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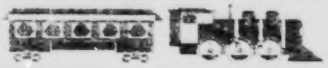

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1.0 PREFACE

1.1 City Council's Directive

On 1993 December 20, City Council approved the recommendations of Commissioners' Report (OE93-78) and directed the Administration to carry out a comprehensively designed Area Redevelopment Plan (ARP) as a pilot project for the Millican-Ogden community. This ARP would be different as it would utilize a community development approach.

Community development, for the purpose of this project, is described as broad based community participation in decision making regarding community issues and needs including land use and transportation matters. This method of participation allows community residents and merchants to have greater control over decisions that affect them.

1.2 What is the Millican-Ogden Community Plan?

The overall goal of this Community Plan is to implement the Council approved policies of *The Calgary Plan* (Municipal Development Plan, 1998) as well as to develop land use policies, social development policies and improvement plans that would address existing issues and needs in Millican-Ogden.

The ultimate purpose is to enable the community residents to better manage their quality of life by both strengthening their organizational structure and developing a community plan to help guide the future development of the community.

The Plan was prepared jointly by the residents and merchants of Millican-Ogden and The City. Decisions were made by all affected parties throughout the various stages of this planning process.

The first key element of this planning process was bringing all the major stakeholders together to develop terms of reference which would help guide the planning process. The terms of reference, signed by the stakeholders, outlined the issues to be addressed; goals and objectives of the community and The City; how decisions were to be made; as well as the roles and responsibilities of the various participants.

At the beginning of the planning process, working committees were established to address the specific issues that were identified in a community-wide household survey. Subsequently, a Steering Committee was formed to coordinate and guide the process.

Another significant part of this planning process was the preparation of a business plan by community volunteers to guide the implementation of this Community Plan. Neither the terms of reference nor the business plan have any legal status.

A detailed outline of the planning process of this Community Plan is presented in the Background and Supporting Information Section (blue pages 21 & 22).

1.3 Format of the Community Plan

The Millican-Ogden Community Plan is organized in four sections: the Community's Improvement Initiatives, the Social Development Plan (SDP), the Area Redevelopment Plan (ARP), and the Background and Supporting Information.

a. Community's Improvement Initiatives

The Millican-Ogden Community Improvement Initiatives contained in the green pages identify policies and action plans prepared by community residents to improve the municipal and visual environment of the community particularly along Ogden Road. These initiatives are not approved by Council but are accepted for information purposes only. At this time there is no City commitment of funding these improvement initiatives other than implementation assistance and advice by City staff.

b. Social Development Plan

The Social Development Plan (SDP) contained in the green pages identifies policies and action plans to improve the social and economic well-being of all residents in the study area. The SDP identifies the needs in the community and articulates the goals, objectives and implementation plans that have been developed to address their needs.

The SDP is not approved by Council but is accepted for informational purposes only. At this time there is no City financial commitment of funds for the SDP except implementation assistance and advice from City staff.

c. Area Redevelopment Plan (ARP)

The ARP, contained in the white pages, outlines The City's municipal responsibilities for the Millican-Ogden community relative to land use and physical planning matters as identified in sections 634 and 635 of the Municipal Government Act.

The ARP is adopted as a bylaw by City Council. Any change to the policies in the white pages require an amendment to the ARP bylaw which can only be made at an advertised Public Hearing of City Council.

The ARP supplements the Calgary Land Use Bylaw (2P80) by giving a local policy context and, where appropriate, specific land use and development guidelines upon which the Development Authority can base its judgment when considering land use amendments (zoning) or development permit applications in the community.

While land use districts (zoning) and their accompanying rules described in the Calgary Land Use Bylaw (2P80) apply uniformly throughout the city, an ARP provides a community's perspective to the land use districts within that community.

d. Background and Supporting Information

The background and supporting information section along with the appendices are included to provide a context for the policy recommendations. This section is identified by the blue pages and has no legal status.

1.4 Availability of Municipal Funds

Improvements proposed in this Community Plan are subject to The City's capital budget priorities and approval process. Expenditure of the specific municipal funds recommended in this Community Plan will be evaluated in relation to the needs of other communities and city-wide spending priorities.

1.5 The Millican-Ogden Business Plan

A group of community volunteers have developed a business plan for Millican-Ogden. This business plan outlines the financial costs for the major improvement initiatives and action plans identified in the Social Development Plan, and when these are to be implemented.

The business plan forms an integral part of the planning process for the revitalization of the Millican-Ogden community. The community association had determined this document to be significant in identifying the projects and seeking/ensuring ongoing financial support for the community's improvement initiatives.

Make no little plans; they have no magic to stir men's blood,
and probably themselves will not be realized.
Make big plans; aim high in hope and work, remembering that
a noble, logical diagram, once recorded, will never die, but
long after we are gone, will be a living thing, asserting itself
with ever growing insistency.

DANIEL BURNHAM (1909)
Chicago, ILLINOIS

2.0 INTRODUCTION & OVERVIEW

2.1 Millican-Ogden Community in 1998

Situated in the southeast, Millican-Ogden is within ten kilometres of Calgary's downtown. The Bow River and the high escarpment at various locations form a natural boundary along the western edge of the community, but at the same time, provide beautiful views of Calgary's downtown and the Rocky Mountains in the distance.

The area's physical features and distinct barriers, such as Glenmore Trail in the south and the CP Rail line in the east, seem to isolate Millican-Ogden and create a separate "small town" atmosphere. In addition, the area's proximity to major traffic corridors such as Deerfoot, Blackfoot and Glenmore Trails, an abundance of open space and a wide range of services make it a desirable place to live in (Map 1).

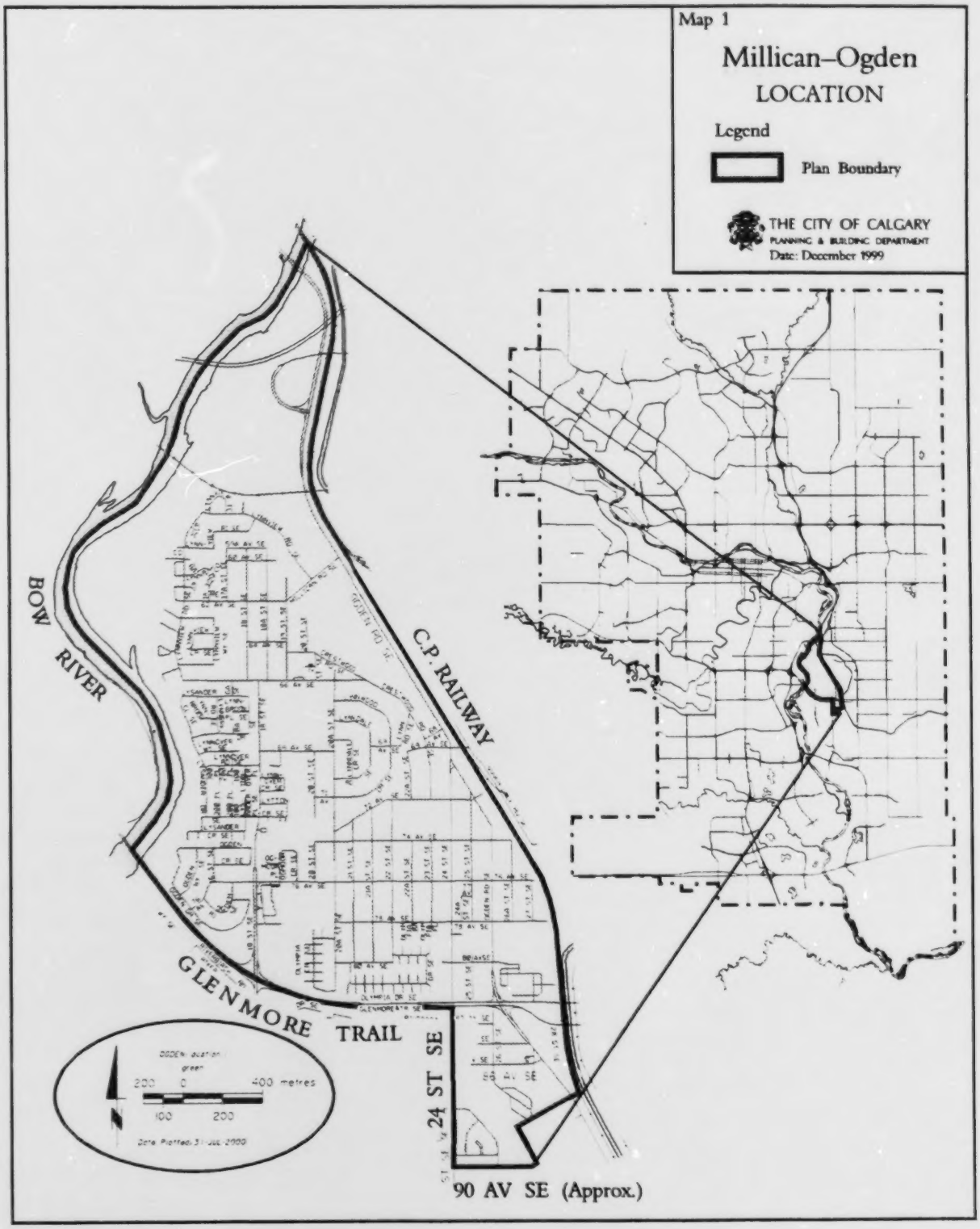
Evolution of the Millican-Ogden Community dates back to the construction of the CPR Ogden Repair Shops in 1911-1912. It is a well-established and stable residential community with a history of many generations of families who take pride in their heritage and strong community identity. The total population of the community was approximately 10,365 persons in 1998.

2.2 Summary of Key Issues to be Addressed

The key issues in the community were identified through a survey which was distributed to approximately 3,700 households in the Spring of 1996. Approximately 16% (659) of the survey questionnaires were returned. A summary of these key issues are outlined below:

Traffic Development of the 50 Avenue overpass; speeding traffic on community streets; and the Glenmore Trail and 18 Street SE road and pedestrian improvements. (Note: a pedestrian link on or near the Graves Bridge across the Bow River was also identified during the planning process.)

Development Incompatible infill residential development; maintenance of the small town identity; promotion of affordable housing for young couples; single adults and seniors; and promotion of tourism focusing on the local heritage sites.


Map 1
Millican–Ogden
LOCATION
Legend
Plan Boundary
THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT
Date: December 1999
BOW RIVER
C.P. RAILWAY
GLENMORE TRAIL
24 ST SE
90 AV SE (Approx.)
200 0 400 metres
100 200

Business & Economic Development The deterioration of the Ogden Road business area including the Alyth Lodge; the loss of medical centres and laboratories; the loss of both the Royal and the Toronto Dominion Banks; the need to discourage x-rated adult video and pornography shops; and the need for more community support for local businesses.

Education The need for evening classes for children and adults; more emphasis on reading, writing and arithmetic; and more parental involvement.

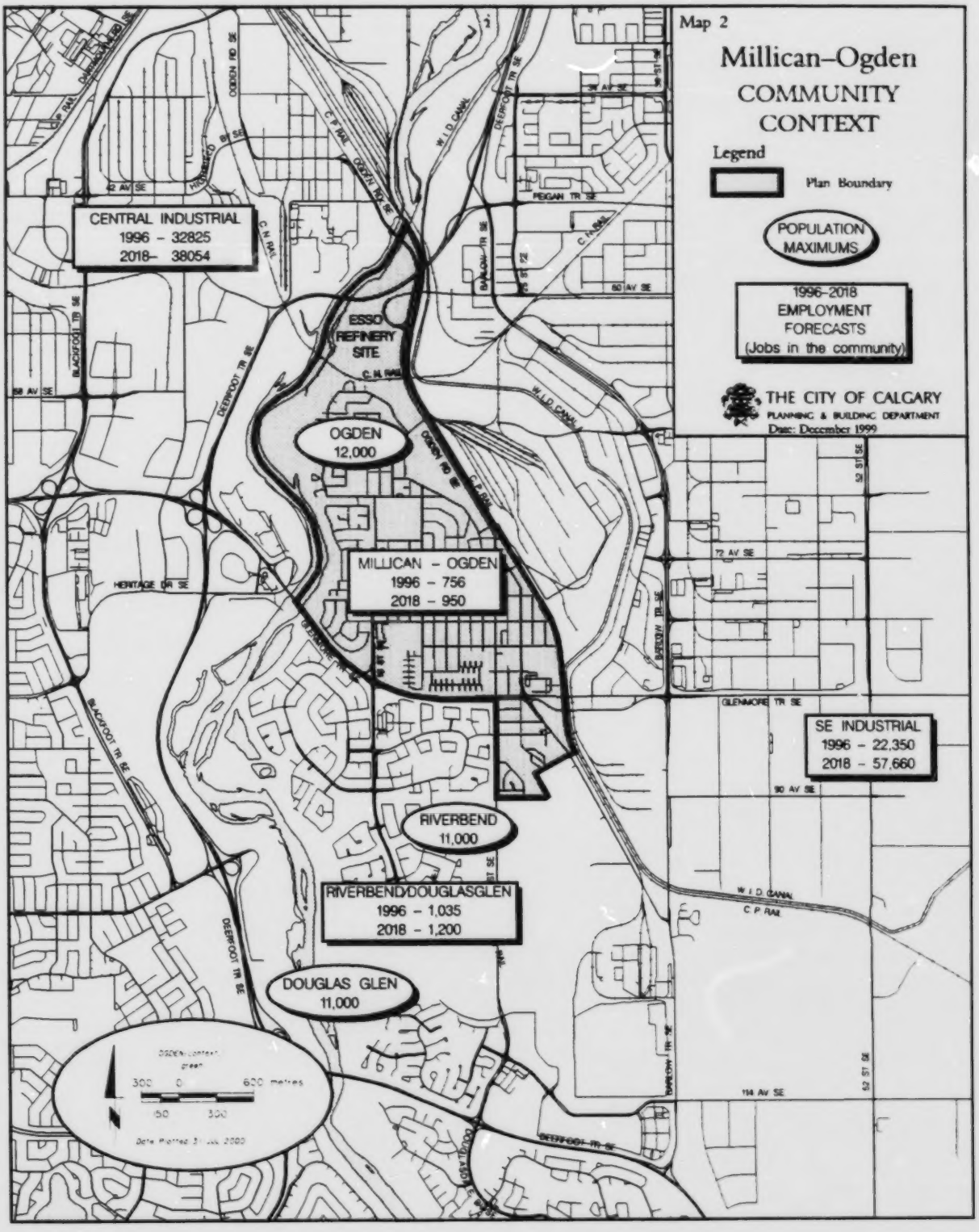
Health & Welfare The need for more support for families and children; the need for more employment opportunities, health and fitness clubs, and assistance for senior citizens; and the need for better access to hospitals.

Youth The need for a youth drop-in centre; youth programs and employment opportunities.

Neighbourhood Safety & Security Complaints concerning threats to personal safety; teens hanging out without having any planned activities; and the need for police patrols between the hours of 20:00 PM and 05:00 AM.

Environment & Community Appearance Complaints concerning vapour emissions from the Alberta Processing Plant; noise from CP Rail and the two pipe processing plants (Ipsco Inc. and Prudential Steel); noxious smells from the former contaminated oil refinery lands; "shabby looking" yards; neglected residences; and the poor image of businesses, residences and the industrial area along Ogden Road.

A Residential Street in Millican-Ogden


Map 2
Millican–Ogden
COMMUNITY
CONTEXT
Legend
Plan Boundary
POPULATION
MAXIMUMS
1996–2018
EMPLOYMENT
FORECASTS
(Jobs in the community)
THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT
Date: December 1999
CENTRAL INDUSTRIAL
1996 – 32825
2018– 38054
ESSO
REFINERY
SITE
OGDEN
12,000
MILLICAN – OGDEN
1996 – 756
2018 – 950
SE INDUSTRIAL
1996 – 22,350
2018 – 57,660
RIVERBEND
11,000
RIVERBEND/DOUGLASGLEN
1996 – 1,035
2018 – 1,200
DOUGLAS GLEN
11,000
300 0 600 metres
150 300

2.3 Planning Context

The expected planning horizon of the Millican-Ogden Community Plan is approximately ten to fifteen years as is generally the norm with all such community plans. Its actual life-span, however, may vary in relation to the general city-wide growth trends as well as specific trends that may take place in Millican-Ogden. It is anticipated that during this period, significant growth will occur not only in Calgary as a whole, but also in the surrounding residential and business communities (Map 2).

By 2018, for example, Calgary's population is expected to increase to 1.25 million. Concurrently, housing demands and new employment opportunities will increase throughout the city.

In terms of the southeast area, it is anticipated that Douglasglen and the Douglasdale Shopping Centre area will be completely developed. 24 Street will be re-aligned between 90 Avenue and Glenmore Trail. It is also expected that the former La Farge gravel site will be developed for residential uses. It is also anticipated that the industrial area (east of Millican-Ogden) will become more attractive for new employment opportunities, creating an interest and a higher demand to live and work in these southeastern parts of the city.

Seniors Complex in Millican-Ogden

2.4 Vision of Millican-Ogden in 2015

The following describes the community's vision of what Millican-Ogden will be like in The year 2015:

Millican-Ogden is more than ever an attractive, friendly vibrant community with a rare **small town atmosphere** only minutes away from the heart of Calgary. Residents regularly spend leisure time outdoors enjoying the fresh air and well maintained parks, and browsing at the many new shops and stores along Ogden Road.

The community is known for its network of **neighbourhood parks** that connect to the regional parks and pathways situated along the Bow River. This network of parks and open space corridors provide for alternative modes of transportation in the community such as walking, cycling and access for wheelchairs.

The biggest change has occurred along Ogden Road. The 50th Avenue overpass eliminates those long congested delays that the area residents had experienced in the past. Old Oil Refinery park is now the home of the **Alberta 2005 Railway Museum**. This facility is dedicated to the Canadian Pacific Railway employees who have worked at the Ogden Shops since 1912. The Railway Museum showcases for school children, seniors and tourists the many facets of railroading from the late 1800s to the present.

Driving into the community from the three main roadways, beautiful **"entrance" signs** catch everyone's attention. These aesthetically-designed colourful signs depict a railway and train locomotive motif with a greeting for the visitors and tourists: **"Welcome to Millican-Ogden, an Historic Railway Community."**

The northern entrance to the community is also enhanced with the ambiance of Ogden Road lined with mature trees. The Ogden Road and 69 Avenue business area has been revitalized with a number of three and four storey developments accommodating restaurants, cafes, shops, other commercial and residential mixed land uses.

Architectural characteristics of the buildings emphasize a **railway heritage** theme reminiscent of the historical railway stations of the past era. Heritage style street lights, banners, planters, kiosks, street furniture which complement this business area, landscaping of the small public square to the north of the Alyth Lodge are the results of several beautification projects that have been funded by a group of nearby industries and businesses.

One of the new attractive structures houses a **"Seniors' Lodge & Wellness Clinic"** that has replaced the old Safeway building In addition to the three and four storey seniors' lodge, the clinic includes a fitness club, medical and dental offices, a chiropractor, massage and physiotherapists. Many of the clients of this clinic come from the nearby residential areas and the industrial parks.

The Alyth Lodge is now an historic site. A tourism information office located at the ground floor of the building also houses many historic artifacts from CP Rail, and pictures of people and events from the "Days of the Railroad" in Millican-Ogden. The residential buildings along Ogden Road also have been repaired and rehabilitated with many having second storey additions that provide "live & work" type accommodations.

Business and industry representatives have made invaluable contributions to the community through the years in **youth mentoring programs**, and in providing supportive funding for **adult learning** and **job skills training programs** that are offered at the local schools for all ages.

The Family Resource Centre is celebrating its 20th anniversary, and offers information and many support services such as the toy lending library, before and after school care programs and an adult computer laboratory. The community association has continued over the years to provide space for a local youth club and summer skateboarding facility.

The community celebrated its 104th birthday this year, proudly acknowledging that it has, for over one hundred years, provided residential accommodation for industrial workers and, in particular, for those working at the CPR Ogden Shops.

Residents have also just completed their 18th Annual Community Clean-up Days. This initiative has resulted in upgrading the older homes with fresh paint, cleaner yards and lanes in the community.

The historic sites such as **St. Augustine's Anglican Church, the Alyth Lodge**, and the Railway Museum and Park, illustrate to the community residents and tourists alike the historical role that the Millican-Ogden Community fulfilled during the initial years of construction of the CP and CN railways in the west and the development of the Ogden Shops.

3.0 COMMUNITY PLAN

3.1 Executive Summary

3.1.1 Goals of the Community Plan

The primary goals of the planning process are to implement City Council's policies of the Calgary Plan (Municipal development Plan, 1998) as well as land use policies, social development policies and improvement plans that address needs and issues in Millican-Ogden utilizing a community development approach.

To achieve these goals, the following strategies will be used:

a. Develop through a consultative process, a common vision and definition for a more healthy, sustainable community.

b. Maintain and strengthen the small town character of the community as a low density residential neighbourhood through the preparation, approval and implementation of guidelines for residential, commercial and industrial redevelopment;

c. Prepare an open space plan that provides linkages between local and regional open spaces;

d. Prepare a transportation and transit plan addressing the safe movement of children, seniors and cyclists on local streets and reducing non-community traffic from short- cutting through the community;

e. Prepare a social development plan that promotes neighbourhood pride and identifies educational, recreational and social programs and services as well as employment opportunities for individuals, youth and families;

f. Foster a partnership between community representatives, local industry representatives and various departments of The City's Administration for development of strategies to address the quality of life issues;

g. Document the trends concerning the safety and security issues in the community;

h. Ensure that the practices developed in the development permit and the overall planning process maximize broad based citizen participation, democratic/shared decision-making, and communication from and to the residents of the community; and

i. Evaluate the community development process at major milestones in order to ensure that the City and community goals are being achieved.

3.1.2 Plan in Summary and on Map 3, (Page 17)

The key policies, community initiatives and action plans for Millican-Ogden are highlighted below. These recommendations focus on enhancement of the neighbourhood characteristics and the revitalization of the neglected areas.

These policies also promote preservation of the community's heritage, visual neighbourhood improvements, local business and economic development, social programs supporting community health and well-being, safety and security, and education for youth, adults and families.

Millican-Ogden Community Association, in collaboration with The City's Administration, local businesses, community groups, other organizations and service providers will endeavour to bring the action plans to fruition. The involvement of residents will play a major role toward the implementation of these policies, and will in turn, promote a greater sense of accomplishment and pride in Millican-Ogden.

1. Develop the "old oil refinery" site both as a regional park and other possible uses such as a railway museum (pages 24 & 25).

2. Develop community "entrance" signs to be located at the four entrance points to Millican-Ogden: one on the north side of the CN bridge over Ogden Road; another at 24 Street and 90 Avenue; another at 18 Street and Glenmore Trail; and a fourth on Glenmore Trail east of Ogden Road (page 20).

3. Plant trees on the east side of Ogden Road between 50 Avenue and the CPR parking lots (page 34).

4. Promote Ogden Road as the historical "Main Street", particularly at the intersection of Ogden Road and 69 Avenue SE by redesignating (down-zoning) sites adjacent to Ogden Road and 69 Avenue from C-3 to C-2[12], by allowing owner-initiated redesignations of C-1 sites for third storey development provided it is for residential purposes, by encouraging mixed use developments as well as projects involving the upgrading of existing buildings to utilize the "railway heritage" theme in design and architectural details and by closing 68 Avenue SE between Ogden Road and Crestwood Road for commercial parking if needed (pages 19, 21, 22, 23, 58-65, 67-69).

5. Landscape and fence the CPR parking lot on Ogden Road north of 69 Avenue (page 62).

6. Encourage restoration of the Alyth Lodge as an heritage site, and continuation of its mixed land use for commercial and residential purposes as well as other potential heritage sites in the community (pages 28, 29 & 64).

7. Replace the existing street lights along Ogden Road with "heritage" type street lamps and construct decorative pedestrian crossings along Ogden Road (page 22).

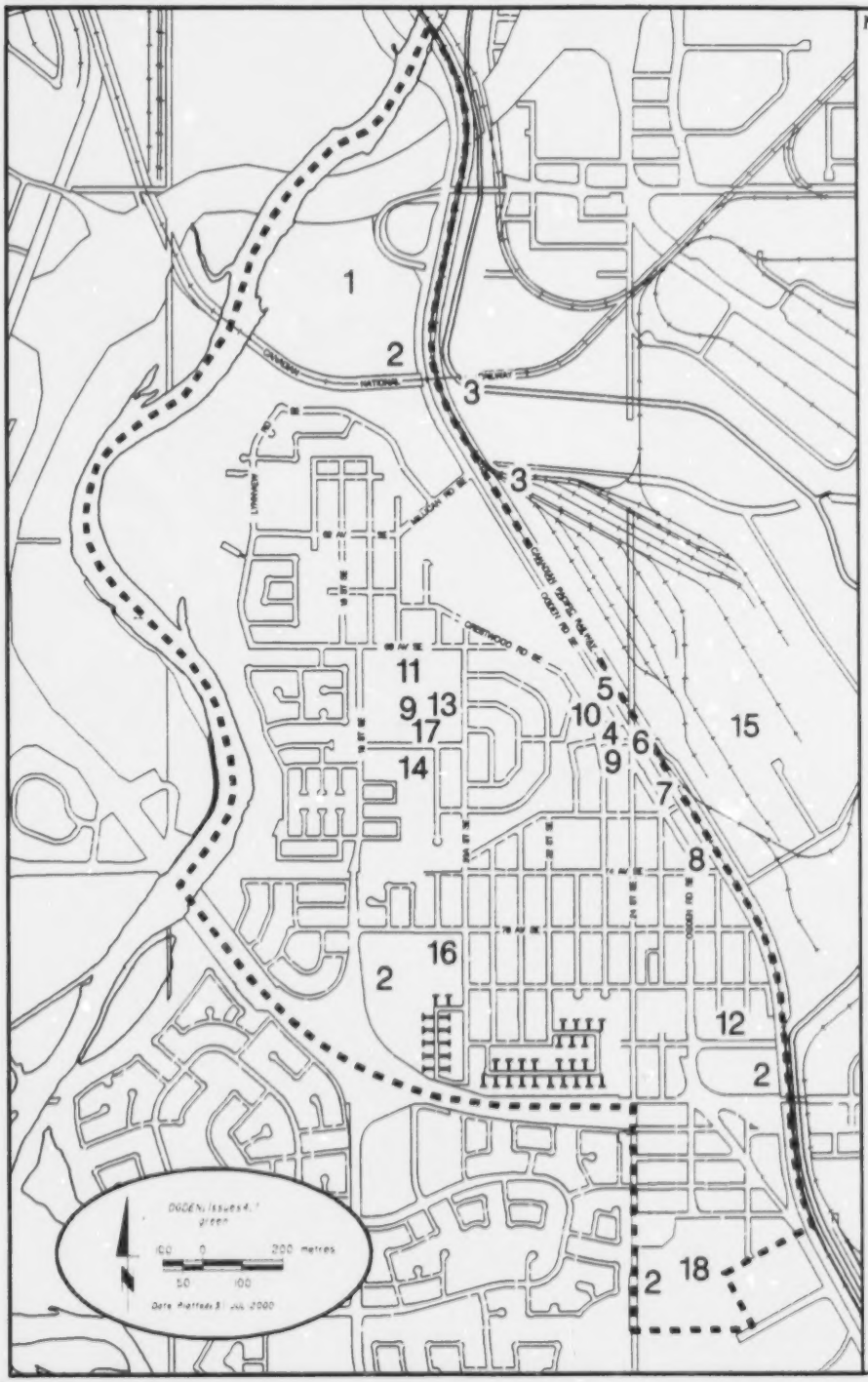
8. Encourage development of "live & work" type mixed land uses along Ogden Road between 24 Street to 74 Avenue SE (pages 65 & 66).

9. Encourage redevelopment of the Bingo Hall site as a four-storey residential land use along Ogden Road that steps down to a two storey residential use along Crestwood Road (page 64).

10. Develop the vacant Habitat for Humanity site on Crestwood Road west of the existing car wash for semi-detached affordable housing (page 64).

11. Organize the Ogden House Senior's Club "Millican-Ogden Works" program.

12. Develop a senior citizens long term special care facility on surplus park space (page 77).



Map 3

Millican–Ogden

COMMUNITY PLAN IN SUMMARY

LEGEND

- - - Plan Boundary

1 Develop as Railway Museum and regional park

2 Build entrance signs

3 Plant trees on the east side of Ogden Road

4 Encourage new development and exterior renovations on Ogden Road to use heritage railway theme

5 Landscape and fence CPR parking lot on Ogden Road

6 Designate the Alyth Lodge a heritage building

7 Install decorative heritage street lights and decorative pedestrian crossings for Ogden Road

8 Allow live & work on Ogden Road between 69 and 74 Avenue SE

9 Redevelop Bingo Hall site with two buildings: a 4–storey on Ogden Road and a 2–storey on Crestwood Road SE

10 Contract Habitat for Humanity project (8 units) at 68 Avenue and Crestwood Road SE

11 Organize Ogden House Senior's Club M.O.W. program

12 Develop senior citizens special care facility

13 Redesignate local parks to PE

14 Plan annual community clean–up

15 Address odours, emissions and noise from adjacent industries

16 Organize job skills training, adult upgrading, community recreation programs, community programs, parent–child programs and youth drop–in centre at the Family resource Centre

17 Build new community facility and rink

18 Allow mobile home uses in South Hill

THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT
Date: December 1999

13. Redesignate (re-zone) the existing parks in the area to PE to protect their long term park use (pages 91-96).

14. Plan annual community clean-up days (page 37).

15. Address the negative impacts of the noxious smells and noise from the surrounding industries in the area (page 35).

16. Organize job skills training, adult upgrading, community recreation and parent-child programs as well as a youth drop-in at the Family Resource Centre (pages 38-56).

17. Build a new community facility and rink based on the results of a Needs and Preferences Study (page 26).

18. Allow mobile home uses in South Hill (pages 78-84).

The Ogden House Seniors Club (established in 1975)

3.2 Community Improvement Initiatives

The Community's improvement initiatives include action plans to improve the environmental and visual conditions of the community particularly on Ogden Road. These initiatives are not adopted by Council. They are the responsibility of the Millican-Ogden Community Association and at this time, do not require a financial commitment from The City.

3.2.1 Redevelopment with a "Railway Heritage" Theme

Context The community has recognized its historic connection to the railway and CP Ogden Repair Shops. To retain this historical connection, new developments as well as renovations and/or alterations particularly along Ogden Road are encouraged to utilize heritage railway elements. Specifically the Plan recommends:

Action Plans

a. Encourage incorporation of architectural features and details in all new developments as well as alterations and/or renovations to existing commercial and residential buildings which reflect this historical theme (i.e., pitched roofs, eave and gable support beams, dormer windows, etc. as illustrated in this section).

b. Encourage both commercial and residential developments to re-create Ogden Road as the "main street" in the community.

c. Complement the historical "Railway Heritage" theme in other projects along Ogden Road (for example: by "entrance" signs to Millican-Ogden, decorative street lighting, wall murals, canopies, signage, street furniture, banners, kiosks and other related items).

Implementation The Millican-Ogden Community Association (MOCA) should either create a Sub-Committee as part of their Board to assume the lead responsibility for ensuring implementation of the above action plans; or assign this work to the Civic Affairs Committee.

Lead Responsibility MOCA and related Sub-Committee(s).

Partners/Advisors Developers; The City of Calgary.

Twila Jasper has lived in the community for 21 years. During that time she has been involved in MOCA figure skating, Bowview Ringettes, Calgary Minor Softball Association, Carburn Sports, and the Community Association Board of Directors. She sits on the Development Committee and the Steering Committee.[1]

3.2.2 Entrance Signs with a "Railway Heritage" Theme

Entrance signs can add an important element to communities. They are usually used to identify community boundaries, to emphasize the entrance into a community as well as to promote the unique character of a community.

To promote the identity of Millican-Ogden community, and to boost their historical heritage, entrance signs are proposed at the following four entry areas:

- at the north entrance point along Ogden Road;
- at 24 Street and 90 Avenue SE;
- at Glenmore Trail east of Ogden Road; and
- at Glenmore Trail and 18 Street SE.

The exact locations are to be determined in consultation with the City of Calgary.

Implementation The Millican-Ogden Community Association.

Lead Responsibility MOCA and related Sub-Committee(s).

Partners/Advisors Funders; The City of Calgary.

Suggested "Entrance" Signs as drawn by Gary Millar, a community volunteer

[1] ***Profiles***: *Profiles are included of community volunteers who contributed countless hours in preparing the Community Plan.*

3.2.3 Ogden Road Redevelopment

Context In light of the concerns raised for Ogden Road, local residents suggested a variety of ways the road and its environment could be refurbished and revitalized in order to encourage more pedestrian activity.

Goal To contribute to the enhancement and beautification of the pedestrian realm along Ogden Road.

Action Plan A committee established by MOCA should encourage the building owners, local area businesses and industries to contribute to the beautification of the pedestrian realm along Ogden Road. In addition to the placement of "heritage" light fixtures, this can be achieved by:

- planting of trees, planters, hanging flowers, kiosks, information booths and banners along the sidewalks;
- placement of canopies, awnings, benches/sitting areas, and "heritage" style light fixtures on buildings;
- placement of heritage dedication murals and seasonal decorative elements (i.e. decorative lighting during the Christmas season).

Implementation The Millican-Ogden Community Association.

Lead Responsibility MOCA and related Sub-Committee(s).

Partners/Advisors Funders; The City of Calgary.

Conceptual Drawing - historic pedestrian-oriented environment in Heritage Park (Focus on pedestrian-oriented street furniture and other decorative elements)

3.2.4 Decorative Street Lighting

Context According to the 1996 Household Survey responses, the area residents wish to see changes and improvements, particularly along Ogden Road which was the original "main street" of the community.

Goal To refurbish the Ogden Road area with a particular type of decorative lighting to emphasize the "Railway Heritage" theme.

Action Plan The Environment Committee will take the initiative to replace the existing street lights with decorative light fixtures which emphasize a historic/heritage theme.

In addition to replacement of the light fixtures, the electrical wiring should, if possible, be placed underground. The following conceptual drawing also demonstrates a building design and application of some of the typical features and details of old railroad stations which are considered a part of Alberta's heritage.

Implementation The Millican-Ogden Community Association (MOCA).

Lead Responsibility MOCA.

Partners/Advisors Funders; The City of Calgary.

Conceptual Drawing - Proposed Heritage Style Light Fixtures (for installation along Ogden Road)

3.2.5 Decorative Pedestrian Crossings

Context Ogden Road - the original "main street" has suffered neglect over time, and requires refurbishment and revitalization in order for new businesses to move in and the existing businesses to remain in the area.

Goal To revitalize and refurbish Ogden Road as the "main street", as a local commercial node, and to encourage increased pedestrian activity in the area.

Action Plan

a. Construct decorative pedestrian crossings at important intersections along the Ogden Road and 69, 72, 74, 76 & 78 Avenues. Such pedestrian crossings should be of different texture and/or colour (i.e. red brick, cobble stone, etc.).

b. Provide other pedestrian-oriented street furniture and decorative elements particularly around the decorative pedestrian crossings such as benches under canopies and awnings, information kiosks, hanging flower baskets, planters, etc.

Implementation The Millican-Ogden Community Association (MOCA).

Lead Responsibility MOCA.

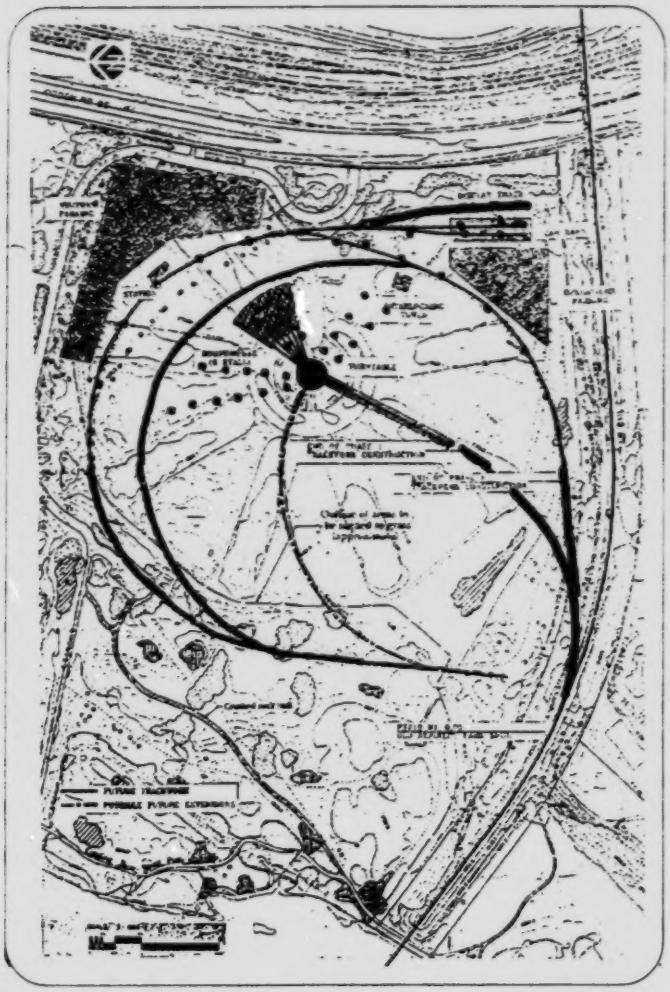
Partners/Advisors Funders: The City of Calgary.

Conceptual Drawing - (Pedestrian beautification elements for Ogden Road)

3.2.6 Railway Museum

Context The community is eager to develop a private railway museum in an effort to exhibit the historical beginnings of the area. The community has given their support to a group of businessmen who wish to develop such a museum on the "Old Oil Refinery Park" site. This facility would provide an educational experience to the area residents and visitors regarding the early railway development.

Goal To develop a private railway museum for exhibition of the historical railway beginnings in Millican-Ogden.



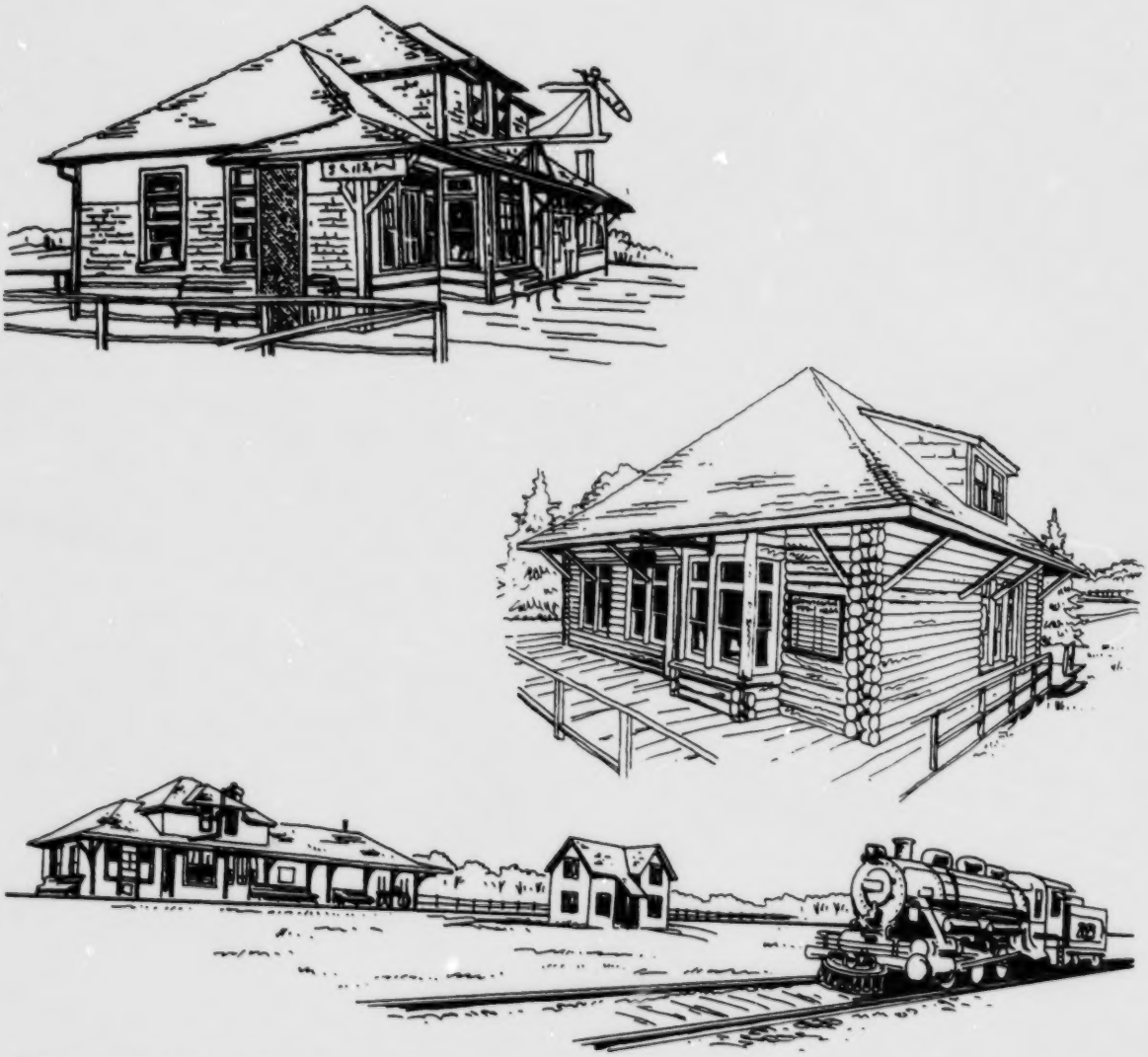
Conceptual Drawing - Proposed Railway Museum Plan (Old Oil Refinery Site)

Action Plan Support the initiative by the Alberta 2005 Railway Museum Society to develop a private railway museum on the former Imperial Oil Refinery site.

Implementation Establish a Sub-Committee of MOCA to support the railway museum development in the community.

Lead Responsibility MOCA; the Alberta 2005 Railway Museum Society.

Partners MOCA; Railway Companies; The City of Calgary; the Alberta 2005 Railway Museum Society; local businesses and other interest groups.



Historic railroad related structures and elements

3.2.7 Community Recreational Facilities

Context Millican-Ogden has numerous outdoor recreational facilities such as ball diamonds and soccer fields. The indoor facilities are limited to an aging arena leased from The City of Calgary and an old community hall with limited uses. Respondents to the 1996 Household Survey indicated a desire for improved facilities.

Goal To improve the recreational facilities for the residents of Millican-Ogden.

Action Plan Carry out a needs and preferences study for a new community hall and arena.

Implementation Establish a sub-committee of the Millican-Ogden Community Association to carry out the needs and preferences study and to prepare a business plan to address fund-raising.

Lead Responsibility MOCA.

Partners MOCA, The City of Calgary and potential funders.

Community Hall

3.2.8 Potential Heritage Sites in Millican-Ogden

Context

Heritage preservation is primarily a community responsibility. Community residents are one of the primary sources of historical information in their community (Map 4). Since Millican-Ogden is one of the oldest, most well-established residential communities in Calgary, there are several buildings in the area that merit heritage recognitions. The community needs to request from the City further research of the potential heritage sites in Millican-Ogden in order to ascertain their heritage value.

Goals for Heritage Preservation

To retain/secure protection of the potential heritage sites in Millican-Ogden, and to encourage restoration of these sites as complementary elements of the historical characteristics of the area.

Action Plans

a. These older buildings should be evaluated by The City of Calgary Heritage Advisory Board to determine their significance and potential for inclusion on The City of Calgary's "Inventory of Potential Heritage Sites."

b. Owners of the sites proposed for inclusion on the "Inventory of Potential Heritage Sites" should be contacted by the Planning & Building Department to advise them of the special nature of their properties.

c. Additions and alterations to structures identified in the "Inventory" should be evaluated where applicable, with the goal of retaining the integrity of the specific building styles and characteristic details.

Implementation

a. MOCA Civic Affairs Committee should encourage the City of Calgary Heritage Advisory Board to evaluate the subject properties.

b. The City of Calgary Heritage Advisory Board will be responsible for the evaluation of all the additions and/or alteration projects to the potential heritage sites identified in this Plan.

***Hazel Duncan** has lived in the community for 18 years. Over the years she has been involved in PRIDE (Parents Resources Institute for Drug Education), Block Watch, Minor Sports, the Millican-Ogden Community Association, the Riverbend Community Association and the Manufactured Housing Association. She currently sits on the Environment Committee.*

Lead Responsibility Property owners of the subject sites; MOCA; The City of Calgary.

Partners Property owners of the subject sites; MOCA - Civic Affairs Committee; The City of Calgary - Heritage Advisory Board; Planning & Building Department.

***Sandy Wilson** has lived in the community for 14 years. During this time has been involved in the 20th Ogden Scouts Parents Association, in the Community Association as Chairman of the Family Resource Centre, Chairman of the Ogden Association Stay in School program (OASIS), as Ist Vice-president, in the Toy Lending Library and the MOCA Link and the Ogden Inter-Agency Committee. She sits on the Steering Committee and the Business and Economic Development Committees.*

1. **The Alyth Lodge (Hotel Ogden)**
   6808 Ogden Road SE
   (Listed as "Category B" on the "Inventory of Potential Heritage Sites")[2]

Designed by Calgary architect George MacDonald Lang and built by the Calgary Brewing and Malting Company in 1912, the Ogden Hotel was a focal point for the area serving both the workers located at the Inglewood-based Brewery and the newly established CPR Ogden Shops. Between 1915 and 1919, the building was retrofitted to serve as Calgary's first convalescent hospital for wounded World War I veterans.

The Alyth Lodge today (built in 1912)

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[2] *For a definition of The City of Calgary "Inventory of Potential Heritage Sites", see pages 51 & 52 of the blue pages.*

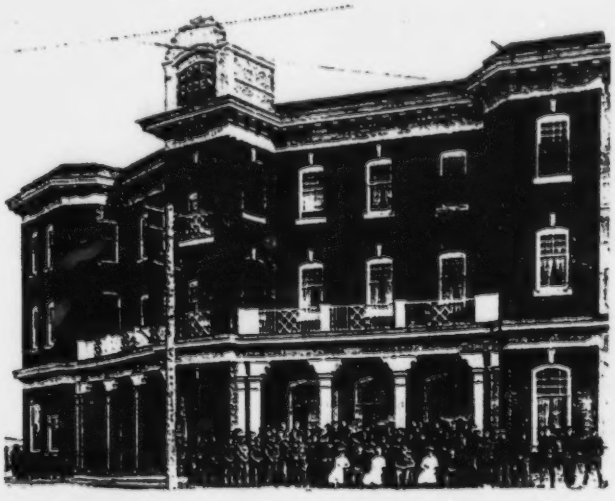
Mag Housken has lived in the community for 25 years. During this time, he has been an Elder and Christian Education Director in the Ogden United Church, President, Sports Director, Community Hockey Program Director, Director of Moca Link, Civic Affairs Director in the Community Association and Sherwood Community School Council, involved in Calgary Minor Hockey Association, Blackfoot Hockey Association, Calgary Minor Softball Association, Calgary Minor Sports, Calgary Parks and Recreation Board, various roles related to Carburn Park, Calgary Fort Lions Club, and the Southeast, Calgary Forest Lawn and Calgary Edgemont Progressive Conservative Associations. He sits on the Development Committee and the Steering Committee.

In the early 1920s, the building was taken over by the Province of Alberta and converted into a single men's hostel. It was operated by the Salvation Army as a single mens' hostel between 1945-1970. The Ogden was renamed the Alyth Lodge in reference to the local CPR station, and converted to retail and apartment use in 1970.

The structure's most striking feature is its angled *facade*, situated to fit the shape of the road and the site. The *fascia* is composed of red brick, with the windows framed by sandstone *lintels* and *keystones*. The structure's open porch and *parapet* give the building added grandeur and visually convey both Western Canadian functionality and turn of the century elegance.[3]

The size and height of the building demonstrate the importance placed upon the Millican-Ogden area by the early businesses of Calgary. With three storeys topped by a significant entablature, the hotel was significantly larger than any other development around. Its visibility for many blocks makes it a community landmark.

The picture below (dated, 1917) from the archives of The Calgary Regional Health Authority, illustrates the historical architectural details of the building, some of which since have been removed.



The Hotel Ogden (as the convalescent hospital in 1917)

[3] *All italicized items may be found in the Appendices under Glossary of Terms.*

***Derek Spooner** has lived in the community for 49 years. During that time, he has been involved as a youth leader, Elder, Board secretary and Board Chairman, Sunday School teacher in the Ogden United Church, Chairman, and Board Member of the Ogden Savings and Credit Union, Chairman of the Civic Affairs Committee, President of the Community Association, Trustee, Finance Chairman, Chairman and Vice-chairman of the Board of District #93 Hospital Group, and Board Member, 1st Vice-president, President, Past President of Ogden House Seniors. He sits on the Transportation Committee, the Development Committee and the Steering Committee.*

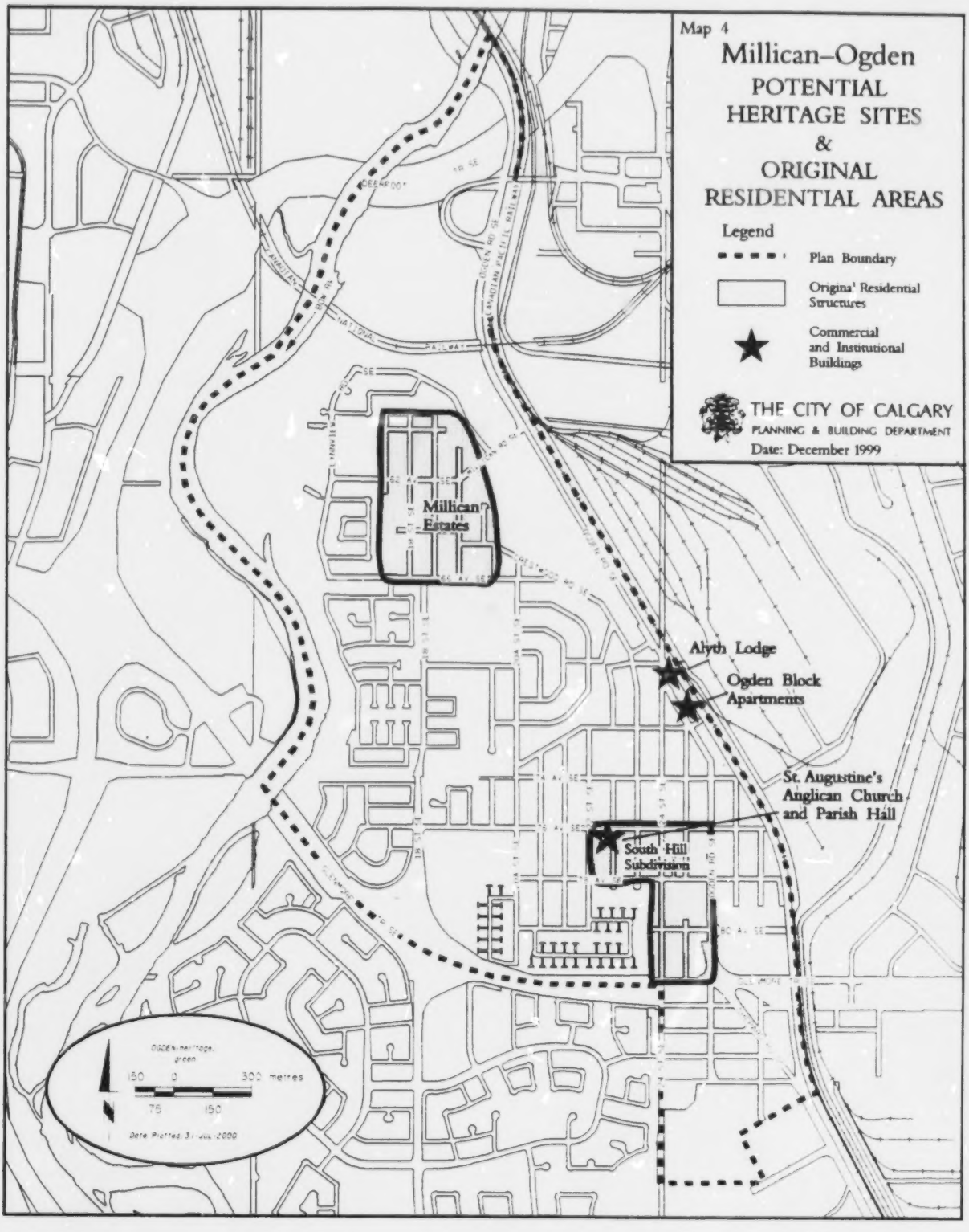
2. **St. Augustine's Anglican Church & Parish Hall**
   7604 22A Street SE
   (Listed as "Category C" on the "Inventory of Potential Heritage Sites")

Typical of many prairie-style churches, St. Augustine's is a small scale, single-storey, gable-roofed, wood frame structure, clad in wood *clapboard*. The church has a small bell tower unique to its elongated pyramidal roof. An enclosed porch may have been part of the original structure or may have been added later. As a home-steading parish, St. Augustine's was originally intended to serve a rural congregation, and was dedicated by Bishop Pinkham in 1912.

The Parish Hall began its function as the Mah Hong Restaurant located on 25 Street between 72 and 74 Avenues, to feed the workers in the CPR Ogden Repair Shops. The building became the headquarters for one of the combatants during the 1913 World Championship Boxing Match. In 1921, the ownership was transferred to the City for the taxes owed.

The church was originally located on the west side of 22A Street. In 1921, the congregation bought the building, and moved its church to their present site on the east side of 22A Street. The Parish Hall is located on the west side of 22 Street directly across from S. Augustine's Church. Both structures predate the buildings that presently surround them; thus they contribute historical character to the area in addition to their continued role as a spiritual centre and for other community related functions.

St. Augustine's Anglican Church


Map 4
Millican–Ogden
POTENTIAL
HERITAGE SITES
&
ORIGINAL
RESIDENTIAL AREAS
Legend
Plan Boundary
Original Residential Structures
Commercial and Institutional Buildings
THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT
Date: December 1999
Millican Estates
Alyth Lodge
Ogden Block Apartments
St. Augustine's Anglican Church and Parish Hall
South Hill Subdivision
150 0 300 metres
75 150

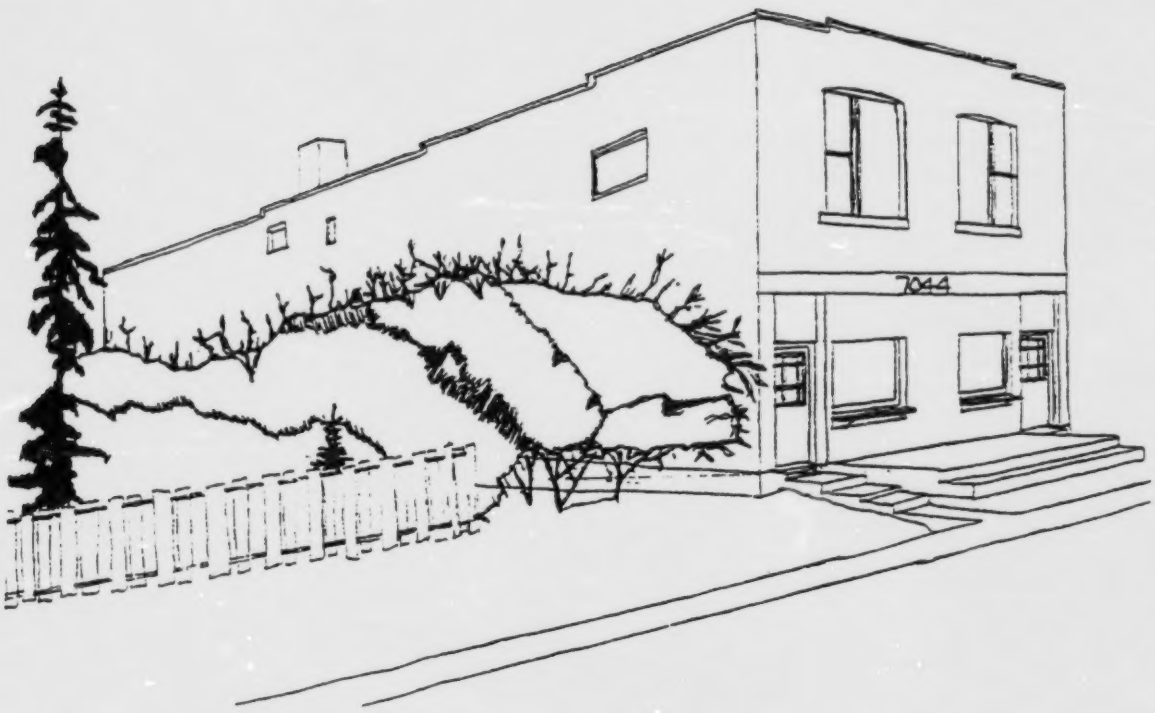
***Lil Whiteside** has lived in the community for 4 years. Over the years she volunteered as the citizen representative and Vice-chairman on the Johnson Memorial Hospital Board in Gimli, Manitoba, Acadia Community Association, the Lutheran Church in Acadia, Ogden House Seniors and Riverbend Cops Shop. She sits on a number of committees associated with this plan, one of which is the Steering Committee.*

3. **The Ogden Block Apartments**
   7044 Ogden Road SE

This apartment building was constructed in 1914, by Eng Hon Quan and Eng Shon Yun who operated the Hong Lee laundry from the main floor. There were 18 second floor rooms used by boarders until the early 1920s.

Along with the Alyth Lodge, it is the only other multi-storeyed building which incorporates brick as a building material along Ogden Road. The external *veneer* of red brick was used in order to create a false *facade* and to make the building look impressive, while the building behind it was less than noteworthy.

These "brick town" structures were intended to create a certain impression about the proprietor's prominence and prosperity.



The Ogden Block Apartments

3.2.9 Community Enhancement Projects

Context Millican-Ogden residents are proud to have the beautiful natural features like the Bow riverbank, wide corridors of open spaces, the mature landscaping, beautifully landscaped yards, and the well-maintained properties that they enjoy in their neighbourhood.

Goals To revitalize those areas of the community, including Ogden Road, that have suffered neglect over time, and to develop projects to improve and beautify the community.

Action Plans The following list (pages 36-39) presents a spectrum of neighbourhood enhancement projects that are planned for action, as identified through the planning process.

Implementation MOCA should create a Sub-Committee as part of their board to assume the lead responsibility for ensuring implementation of the above goals, or assign this work to the Civic Affairs Committee.

Lead Responsibility MOCA; other Working or Sub-Committees; area businesses and industries; community interest groups.

Partners MOCA - various Sub-Committees; various departments of The City of Calgary; area businesses and industries.

3.2.9.1 Tree Planting

Context One of the major attractive elements of Millican-Ogden is the mature landscaping and tree coverage along the neighbourhood boulevards and in local parks. It is important that the existing tree cover be protected particularly in view of the spread of Dutch Elm disease into Calgary.

Goal To screen the industrial plants and parking areas, to enhance the visually neglected parts of the neighbourhood, and to ensure that the Millican-Ogden continues to be a well-treed community.

Action Plans It is recommended that the Environment Committee:

a. Work with representatives from the Calgary Parks & Recreation Department, private industry and various government agencies to determine the most appropriate tree pruning and planting projects for their community.

b. Organize tree planting days and festivals through the community in order to promote community participation in the neighbourhood beautification projects.

c. Encourage local industries and businesses to donate trees for the neighbourhood enhancement and promote involvement of local industries and businesses in the planning and implementation of park planning and tree planting projects.

Tree-lined open space corridors in Millican-Ogden

3.2.9.2 Noise & Clean Air

Context The Environment Committee comprised of community volunteers have met with representatives of local industries to address noise and vapour emissions from the adjoining industrial areas. These meetings have led to tours of the various sites as well as discussions on how improvements to noise and emission complaints could be made. The discussions with the representatives of CP Rail, Imperial Oil Resources Ltd., Alberta Processing Company, Prudential Steel Ltd., and Maloney Industries have been both informative and interesting.

Goals To address the industrial impacts of noise and vapour emissions in order to improve the air quality in Millican-Ogden while at the same time ensuring the viability of these industrial operations both now and in the future.

Action Plans It is recommended that the Environment Committee:

a. Encourage continued involvement of the local industries in dealing with the clean air and air quality issues in Millican-Ogden.

b. Promote communication with the representatives of the local industries; encourage their involvement in the processing of mitigation programs; and discuss the feasibility of joint-venture arrangements for a cooperative undertaking of the environmental improvement projects.

***Stuart Nadeau** is a Senior Environment Specialist for Imperial Oil Resources Ltd. Although not a member of the community, he has been particularly cooperative and helpful in assisting the Environment Committee in its tree planting initiatives.*

An industrial operation in Millican-Ogden

3.2.9.3 Contaminated Properties

Context In addition to the odour and noise pollution from nearby industrial activities impacting adjacent residential areas in Millican-Ogden, there is also some uncertainty with respect to contamination from past and present commercial and industrial operations in the area. In particular, there is an ongoing concern with the containment of contamination and clean-up of the "Old Oil Refinery Park", located at the north end of the community. The community concerns relate to the effectiveness of the current mitigation measures and the continued inadequacy of landscaping/tree planting as buffer zones.

The *Alberta Environmental Protection and Enhancement Act* recognizes that correcting environmental pollution requires vigilance and voluntary cooperation of landowners, scientific experts, provincial and municipal governments. The "Interim Policy" documents that were approved by City Council in 1995 and 1996 should be consulted in dealing with contaminated properties.

Goal To ensure proper rezoning for any action or redevelopment of a property that is found to be contaminated.

Action Plans

a. Contact Alberta Environment Protection if contamination is suspected, the Calgary Fire Department and Calgary Engineering and Environmental Services; and investigate any knowledge of past activities and environmental site assessments through a Disclosure Statement.

b. Work with the Planning & Building and the Engineering & Environmental Services Departments to check the records for past activities and prepare a hazard contingency action plan.

c. In case of redevelopment of a contaminated property, the community association in cooperation with the related Departments of The City's Administration, must ensure that an environmental consultant prepares a "Remedial Action Plan" or "Risk Management Plan (Phase 3 ESA)", and have it endorsed by Alberta Environmental Protection and Calgary Health Services.

3.2.9.4 Community Clean-up

Context Millican-Ogden is, for the most part, a clean, attractive and well-maintained community. Respondents to the 1996 Household Survey indicated that the older parts of the community particularly along the Ogden Road require special attention and that the physical and visual characteristics of Ogden Road business area need to be improved.

Goal To improve the visual characteristics of Ogden Road and other unsightly neglected areas of Millican-Ogden.

Action Plans It is recommended that the Environment Committee:

a. Work with Solid Waste Services of the Engineering and Environmental Services Department in organizing and carrying out annual community clean-ups and encourage the awareness and importance of neighbourhood cleanliness.

b. Work with bylaw enforcement staff from the Engineering and Environmental Services Department in enforcing the "Unsightly Premises Bylaw."

c. Promote annual "Community Clean-Up Days" and other special neighbourhood events for area residents and youth to take part in voluntary cooperation.

***Elsie Kosek** has lived in the community for 47 years. Over the years she has been involved in Cubs and Scouts. She has been a Director of the Community Association (18 years), Director and President of the Sherwood Home and School Association (18 years), Director of the Calgary Buffalo "AA" Hockey Association (18 years), Director on the Max Bell Arena Society (14 years), Volunteer of the Macs Hockey Tournament (16 years) and Volunteer of the Battered Women's Society. She is the Chairman of the Environment Committee and also sits on the Steering Committee.*

Oil industry dedication mural in downtown Calgary[4]

[4] *Similar to this oil industry dedication mural in downtown Calgary, a dedication mural could effectively highlight the "Railway Heritage", and enhance a neglected area in Millican-Ogden.*

3.3 Social Development Plan

This section outlines a series of action plans and initiatives developed by community volunteers to address special issues identified during the 1996 Household Survey and the planning process.

The Millican-Ogden Community Association (MOCA) and its sub-committees will be responsible for acquiring the necessary funds to implement these action plans. While these action plans are an integral part of the Community Plan, Council is not at this time committing the administration to financing these action plans. The implementation of these action plans is addressed through the MOCA Business Plan.

3.3.1 Community Economic Development

Implementation

Throughout the community planning process, emphasis was placed on increasing the range of employment opportunities for community residents. According to The City of Calgary's Indices of Need (1995), 10% of the population in Millican-Ogden is in receipt of government financial support programs such as Supports for Independence (SFI), Employment Insurance (EI), and Guaranteed Income Supplement (GIS for Seniors).

***Mary Jones** has lived in the community 18 years. She has been active in the Royal Canadian Legion for over 50 years. For two of those years, she was the President of the Drumheller Legion. She currently is a member of the Environment Committee.*

Increasing access to job opportunities for Millican-Ogden residents can be achieved using three different approaches. One method is to develop programs that will provide residents with the training and/or upgrading required to make them more marketable in a competitive employment climate. A second method is to develop programs that will provide the support and knowledge residents require to start their own small businesses. A third approach, discussed later in the white pages (page 67 & 68) is to revitalize Ogden Road between 68th Avenue and 72nd Avenue into a "live & work" type area where residents can establish businesses from their homes.

Implementation

The Community & Social Development Department should support the MOCA Family Resource Centre to stimulate local employment opportunities through the following action plans.

Lead Responsibility

MOCA Family Resource Centre.

Partners

Community & Social Development Department, local businesses/ organizations and other related organizations.

Goal #1 **To enhance and promote employability of interested Millican-Ogden residents.**

Objective #1 To develop community based job preparation programs.

Action Plans

a. Link community residents with existing services that assess skills, abilities, and interests (i.e. YWCA - Employment Counselling Services).

b. Link community residents with the existing academic, practicum and work/experience programs within and outside the community.

c. Identify personal barriers that may prevent success in such programs (i.e. addictions, depression, daycare) and link to appropriate support services.

d. Support and expand the services of the MOCA Family Resource Centre computer training laboratory.

e. Encourage new initiatives through partnerships that will provide skills training to unemployed persons (i.e. Millican-Ogden Works - (M.O.W.) project).

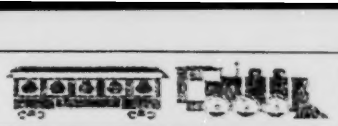
f. Maintain the M.O.W. Project and the snow removal project.

g. Encourage more certificate programs in the trades to be made available through the local schools.

h. In partnership with local businesses, develop job training and mentoring opportunities for community residents.

i. Encourage post-secondary institutions such as Bow Valley College, Southern Alberta Institute of Technology (SAIT), and Mount Royal College (MRC) to establish community based skills and employment upgrading programs.

j. Provide opportunities for free job advertisements throughout the community.



Goal #2 **To encourage local small business development and an increase in entrepreneurial opportunities.**

Objective #1 To identify trends and options for small business development.

Action Plans

a. Create an inventory of existing businesses.

b. Contract technical assistance to develop a marketing strategy that highlights new markets and opportunities.

c. Provide assistance for the legal and financial aspects of setting up small businesses in the area.

d. Establish partnerships with existing programs that support small business development (i.e. Bow Chinook Barter Community, the Self-Employment Development Coalition SEDCO, and Mennonite Central Employment Development Committee).

Objective #2 To facilitate access to financial resources for small businesses

Action Plans

a. Encourage local banks to help develop new sources of small business capital.

b. Link first time business owners to existing peer lending/loan circles.

3.3.2 Education

Context There are three elementary schools and one junior high school in Millican-Ogden. It was generally agreed upon by those involved in conducting the 1996 Household Survey, that the home, the school and the community jointly play an integral role in fostering achievement and success during students' learning years and future career pursuits. In response to a survey question "whether parents and schools in Millican-Ogden could do anything to further enhance the quality of education being offered", 61% of the respondents replied in the affirmative and suggested that this could be done, by:

- encouraging more parental involvement; putting more emphasis on some of the curriculum subjects like reading, writing and arithmetic;
- providing more opportunities for parents and teachers to come together: and
- developing evening/afternoon learning programs for children and their parents.

Implementation The Community & Social Development Department to support the MOCA Family Resource Centre's Education Committee in implementing the following action plans.

Lead Responsibility MOCA Family Resource Centre - Education Committee.

Partners Banting & Best Elementary School; Ogden Elementary School; St. Bernadette Elementary and Sherwood Junior High School; Calgary Parks & Recreation; Calgary Public Library; Calgary Regional Health Authority; Ogden House Seniors; Calgary Learning Centre; and other stakeholders as appropriate.

Goal #1 **To encourage children to complete their education.**

Objective #1 To develop community based learning programs.

Action Plans

a. Collaborate with community-based resources (i.e. schools, MOCA Family Resource Centre, public library, day cares) and external resources (i.e. Calgary Learning Centre, Bow Valley College, Viscount Bennett Centre) to support a variety of multi-level learning programs.

b. Encourage more volunteer participation in the schools (i.e., grandparent's program).

c. Establish programs for older youth to read to younger youth.

d. Link people to existing library programs.

e. Supporting mentoring and tutoring programs.

f. Establish computer training programs.

Millican-Ogden children studying in the school yard

Objective #2 To coordinate school programs that support learning in an environment that fosters total health.

Action Plans

a. Support a nutrition/breakfast program.

b. Encourage active living by developing recreational and physical activities.

c. Provide family support services.

d. Support positive peer relationships programs.

e. Encourage non smoking programs in schools.

Objective #3 To increase parent participation in school programs.

Action Plans

a. Identify and remove the barriers that prevent parents' involvement in their children's education.

b. Encourage schools to host regular "open houses", and to coordinate and host "family nights."

c. Schedule regular joint school council meetings (suggested among all 4 schools in Millican-Ogden) for improved communication.

d. Encourage school accessibility for community and family programming during the weekends and after school hours.

Goal #2 **To promote adult education, upgrading and skills training in the community for those residents interested in continuing their education.**

Objective #1 To develop and advertise needed academic programs within the community.

Action Plans

a. Request post-secondary institutions (i.e. Bow Valley College, SAIT, Mount Royal College, Viscount Bennett Centre, Calgary Board of Education) to establish community based upgrading programs.

b. Develop programs tailored to the needs of community residents (i.e. job preparation, resume writing), and communicate availability of such programs to community residents.

Objective #2 To develop "Work/Experience" programs.

Action Plan Establish apprenticeship programs, job shadowing, certificate programs, job training, management training programs with post-secondary institutions and local businesses.

Objective #3 To identify existing skills community residents have and are willing to teach to others.

Utilize the Bow Chinook Barter Community to:

Action Plans

a. Develop a community wide skills "resource bank" that identifies skills community residents would like to teach; and skills they would like to learn.

b. Communicate existence of the "resource bank" to all community based services (i.e. Legion, MOCA, churches, etc.) to ensure their participation.

c. Establish workshops/classes and educational sessions related to topics of interest identified by community residents.

Objective #4 To develop and promote community-based support services that reduce barriers to education, training, and employment.

Action Plans

a. Assess the barriers and link people to the necessary support services (i.e. daycare, funding, and ride-sharing).

b. Develop support services that are not available (i.e. baby-sitting co-ops, ride-sharing).

c. Support the development of a community resource directory that is updated and distributed regularly.

3.3.3 Family Support Services

Context

The MOCA Family Resource Centre opened its doors at its current location in June 1996. This "one stop" service centre was established as a result of a group of community residents, interest groups and service providers who envisioned a centre that would provide informal services and resources to families within Millican-Ogden.

1996 Household Survey respondents identified support for a number of services: community health (94%) store front police services (93%) community social work (87%) a meeting place for self-help groups (87%) personal counselling (84%) unemployment (82%) provincial social services (78%)

81% of the respondents of the 1996 Household Survey, distributed to all Millican-Ogden residents as part of this planning process, indicated support for all-services centre in the community. The staff in the Family Resource Centre (three positions), under the leadership of the FRC volunteer committee, is responsible for coordinating programs and services to families and children. These early intervention services are meant to augment existing services and programs that promote the health of the community through the participation of community residents in programs as volunteers and leaders.

Implementation

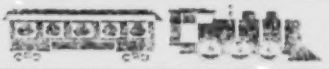
The MOCA should include the Family Resource Centre as a Standing Committee in its organizational structure.

Lead Responsibility

MOCA FRC Committee and staff.

Partners

MOCA Inter-agency Members including: Representatives from Millican-Ogden schools; local churches and other community organizations; the Calgary Regional Health Authority; Calgary Police Services; Calgary Parks & Recreation; Community & Social Development Department; Alberta Family & Social Services; foster parents; community businesses and funders; professionals and service clubs.



Goal #1 **To provide early intervention and support services that assist families in providing a safe, nurturing environment, both at home and in their community.**

Objective To establish a central community-based service centre that provides support services to families.

Action Plans

a. Ensure that the MOCA Family Resource Centre continues to be housed within the community.

b. Secure sustained funding for three staff positions (project & volunteer coordinator, outreach worker, business and community liaison).

c. Develop resources and programs in response to community needs (i.e. toy lending library, clothing exchange, collective kitchens, computer training laboratory).

d. Develop community gardens where feasible throughout the community.

MOCA Family Resource Centre (Summer 1998)

Goal #2 **To promote the concept of "Neighbours Helping Neighbours."**

Objective To encourage the development of self-help groups and mobilize community volunteers in response to needs and ideas expressed by the community members.

Action Plan Provide opportunities for exchange of services and resources among various age groups such as seniors, teens, young adults, children & families.

Goal #3 **To increase parental understanding of their children's emotional, social and intellectual needs.**

Objective To develop programs that will provide parents with "how to" information regarding their children's development, and to acquire skills that will assist them in parenting.

Action Plan

a. Provide opportunities for parents to meet with other parents. (i.e. toy lending library, Parent Take a Break).

b. Organize parenting classes and activities that will respond to community family needs in Millican-Ogden.

Computer Laboratory (at the MOCA Family Resource Centre)

3.3.4 Prevention of Family Abuse/ Promotion of Family Well-Being

Context Family abuse is recognized as a concern in the Millican-Ogden community. 29% of respondents to the 1996 Household Survey indicated that they knew someone in the community who was a survivor of family violence. When the question was asked as to how the community could respond to the problem of family abuse, almost 400 suggestions were received. Many creative strategies were suggested by community members. These suggestions highlight community-based and individual action.

Implementation The MOCA Family Resource Centre with the support of the Millican-Ogden Counsellors Group will implement the following goals and objectives.

Lead Responsibility MOCA Family Resource Centre Committee.

Partners The Millican-Ogden Counsellors Group including: resource teachers; Alberta Mental Health; Alberta Family & Social Services; Calgary Regional Health Authority (public health nurse); Calgary Family Services; AADAC; YWCA Sheriff King; Community Women In Action; Community & Social Development Department; Calgary Police Services, Community Liaison.

Goal #1 **To increase awareness of the issue of family abuse.**

Objective To provide relevant information regarding family abuse on a continuous basis throughout the community.

Action Plans

a. Distribute information to the community through various means (i.e. pamphlets, posters, newsletter articles, community events to raise awareness).

b. Encourage appropriate education on family abuse and violence against others within local schools.

c. Promote community based workshops on coping with stress, problem solving, conflict mediation for children, youth and adults.

Goal #2 **To decrease the incidence of family abuse in the Millican-Ogden community.**

Objective To develop programs/resources that will assist in preventing the cycle of violence.

Action Plans

a. Link residents with the existing resources and programs.

b. Work closely within the Calgary Police Service.

c. Provide on-going counselling and support groups for families experiencing abuse.

d. Support and develop parenting programs as needed (e.g., Sheriff King's Family Support Centre).

e. Encourage the development of anger management/conflict resolution programs within local schools.

3.3.5 Youth Issues

Context Throughout this community planning process, it has become apparent that a comprehensive approach is required in planning for the needs of youth in Millican-Ogden. This includes the social, emotional, educational, recreational, and employment needs of youth between the ages of 12 to 17. Affordable programming is required as approximately 7.1% of youth between the ages of 12 to 17 live in households that receive Supports for Independence (SFI) (December 1996 - Alberta Family & Social Services). This figure is twice the city average of 3.2%.

According to the results of the 1996 Household Survey, 36% of the respondents identified that more programming opportunities for youth were "very important"; 43% of respondents were "very concerned" about youth crime/young offenders living in Millican-Ogden; and 43% of respondents expressed a need for "lots more" structured recreational activities.

In February 1998, the Millican-Ogden Youth Action Committee (MOYAC) was formed to establish a summer "pilot project" youth drop-in centre. With federal and municipal funding for two youth outreach workers and the generous donation of space from the MOCA Board, "MO's Place" opened its doors in the community hall to youth in June 1998. Throughout the summer months, 270

different youth between the ages of 12 - 17 participated in the activities offered at MO's Place. MOYAC continues to work towards establishing a permanent drop-in centre with a variety of programs for the youth in Millican-Ogden.

Implementation The MOCA Family Resource Centre should support the Millican-Ogden Youth Action Committee (MOYAC) in implementing the action plans.

Lead Responsibility Millican-Ogden Youth Action Committee

Partners Community youth and parents, community churches, Legion, Lions, Calgary Parks & Recreation, Community & Social Development Department, Calgary Board of Education, Boys & Girls Club and Partners.

Goal #1 **To increase programs for youth between the ages of 12 and 17.**

Objective #1 To maintain youth recreation programs that respond to the needs of youth in Millican-Ogden.

Action Plans

a. Ensure ongoing funding is available to support the youth drop-in centre.

b. Ensure a permanent location for the youth drop-in.

c. Secure and sustain funding for a youth outreach coordinator and youth outreach worker.

d. Plan outdoor adventures; organize special events such as pool tournaments, dances, movie nights.

e. Continue to support the Thursday night gym nights at the Sherwood Junior High School.

f. Promote low cost and free access to recreational facilities and programs.

g. Establish a skate board park for Millican-Ogden youth.

Objective #2 To develop social programs that respond to the needs of youth in Millican-Ogden.

Action Plans

a. Collaborate in the development of conflict resolution programs as part of school curriculum.

b. Develop pro-active educational programs on topics such as drug/alcohol abuse, healthy living, coping with stress, etc.

c. Provide links for youth and their families to the services of the Family Resource Centre.

To develop educational and employment programs that respond to the needs of youth in Millican-Ogden.

a. Collaborate with a "work/experience" programs at the Sherwood Junior High School and "MO's Place."

Objective #3

b. Provide community based workshops related to youth job finding skills through the Youth Employment Centre.

Action Plans

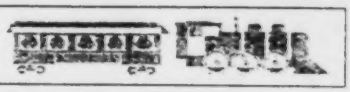
c. Provide learning support services such as tutoring programs.

d. Develop a homework club, job finding club.

e. Develop job-shadowing opportunities with local businesses.

f. Establish a job board for local employment opportunities.

Participants of "MO's Place" - Youth Drop-In Centre (established during the summer of 1998)



Goal #2 **To increase youth leadership within the community.**

Objective To promote and support the development of youth leadership programs.

Action Plans

a. Support leadership programs as part of school curriculum.

b. Provide workshops on problem-solving, decision-making.

c. Encourage youth participation on community committees, boards, etc.

d. Develop programs that foster interaction between youth and other age groups.

e. Encourage community organizations and services (such as MOCA, Ogden House Seniors, Lion's Club, etc.) to establish funds for youth leadership training.

f. Promote youth leadership programs at Sherwood Junior High.

After School Children's Play/Study Room at the Family Resource Centre

3.3.6 Neighbourhood Safety & Security Issues

Context Fewer than 21% of respondents from the Household Survey identified neighbourhood safety and security issues as a concern. Area residents indicated that they feel relatively safe in Millican-Ogden. This feeling of safety was primarily related to the "small town atmosphere" of the community. Residents also commented that "knowing their neighbours" helped them to feel safe and secure in their neighbourhood. Throughout the planning process community residents were also very interested in making Millican-Ogden an even safer community to live in.

Implementation The Community Safety and Security Committee of the Millican - Ogden Community Plan recommends that the MOCA create a subcommittee as part of their board to assume responsibility for ensuring implementation of the following goals and objectives.

Lead Responsibility MOCA - Neighbourhood Safety & Security Committee.

Partners Calgary Police Service, Community Liaison; and local community organizations.

Goal #1 **To provide ongoing, relevant information on the issue of neighbourhood safety and security in Millican-Ogden.**

Objective #1 To re-survey the community on crime risk.

Action Plans

a. Use different methods (i.e. survey, town hall meetings, interviews) to gather information on community residents' concerns on safety and security issues; and evaluate and publish the results.

b. Develop relevant action plans.

Table 1: Crime Statistics

	1995	1996	1997	1998
House Break & Enter				
Acadia	79	57	57	37
Fairview	35	20	17	12
Ogden	**90**	**46**	**72**	**63**
Riverbend	66	44	45	47
Shop Break & Enter				
Acadia	41	27	14	12
Fairview	93	93	79	114
Ogden	**24**	**27**	**19**	**27**
Riverbend	10	21	12	14
Car Prowling				
Acadia	153	168	131	177
Fairview	56	80	83	129
Ogden	**187**	**119**	**133**	**154**
Riverbend	69	63	63	65

Source: Calgary Police Service Statistics Numbers represent number of reported incidents
**includes Lynnwood, Millican, South Hill*

Objective #2 To promote police supported and community based programs.

Action Plans

a. Coordinate speakers on various "awareness" presentations (e.g. when to call police, home security, block watch).

b. Promote existing programs e.g. Police and Community Together (P.A.C.T.).

c. Develop a community based security program.

d. Arrange speakers on personal safety issues concerning adults, seniors and children.

e. Maintain the Youth Justice Committee.

f. Develop programs in partnership with the Riverbend/Ogden Police Station.

Objective #3 To provide community awareness/information on crime.

Action Plans

a. Submit monthly articles to the MOCA Express on neighbourhood safety, security and crime.

b. Coordinate efforts with the Riverbend/Ogden COPS station.

c. Identify criminal elements when appropriate.

Goal #2 **To make the Millican-Ogden community a safer place to live by decreasing the number of break-ins, vandalism and theft in the community.**

Objective #1 To encourage a broader spectrum of the community residents, schools and businesses to participate in addressing the crime and safety concerns.

Action Plans

a. Establish crime prevention programs (i.e. Block Watch/ Neighbourhood Watch, Apartment Watch, local Business Watch), and encourage resident foot patrols.

b. Increase P.A.C.T. system subscribers and information.

c. Organize block parties; property identification marking days; and Police bike identification days.

Objective #2 Maintain and further promote community pride.

Action Plans

a. Celebrate/acknowledge the positive things happening in Millican-Ogden.

b. Complete an inventory of buildings that need to be repaired or enhanced.

c. Establish a system for repairing vandalized properties quickly.

d. Plan regular by scheduled community clean-up days.

Objective #3 To conduct a community safety audit.

Action Plan Identify areas of the community to be assessed, complete a safety audit (e.g. address lighting needs, cut back shrubs), and implement the recommendations derived from such an audit.

Objective #4 Request more police presence in the community.

Action Plan Identify areas and times of day where police foot/bicycle patrols are required, and write letters to the Calgary Police Service requesting such patrols.

Local Calgary Police Service (opened in Summer, 1997)

3.4 Area Redevelopment Plan

The ARP, contained in the white pages, outlines The City's municipal responsibilities for the Millican-Ogden community relative to land use and physical planning matters as identified in sections 634 and 635 of the Municipal Government Act.

3.4.1 Boundaries

The boundaries of the Millican-Ogden ARP are the Bow River in the west; Glenmore Trail, 24 Street SE, the south boundary of the South Hill Mobile Home Park and the west and north boundaries of Maloney Industries Inc. in the south; the CP Railway line in the east; and where the Bow River and Ogden Road intersect in the north (Map 5).

3.4.2 Commercial Land Use

3.4.2.1 Context

Commercial land uses account for approximately 4% of the lands within the boundaries of Millican-Ogden. The community is well served with local commercial establishments at a variety of locations (Map 5).

The 1996 Household Survey, carried out in conjunction with the preparation of this ARP, identified a number of commercial concerns such as the deterioration of the business sector on Ogden Road including the Alyth Lodge; the loss of businesses including a bank, medical clinics and laboratories; the need for new businesses including a department store, a theatre, clothing stores, health/fitness clubs; and the need to discourage what are seen as inappropriate uses such as, pawn shops, billiard parlours and adult video shops.

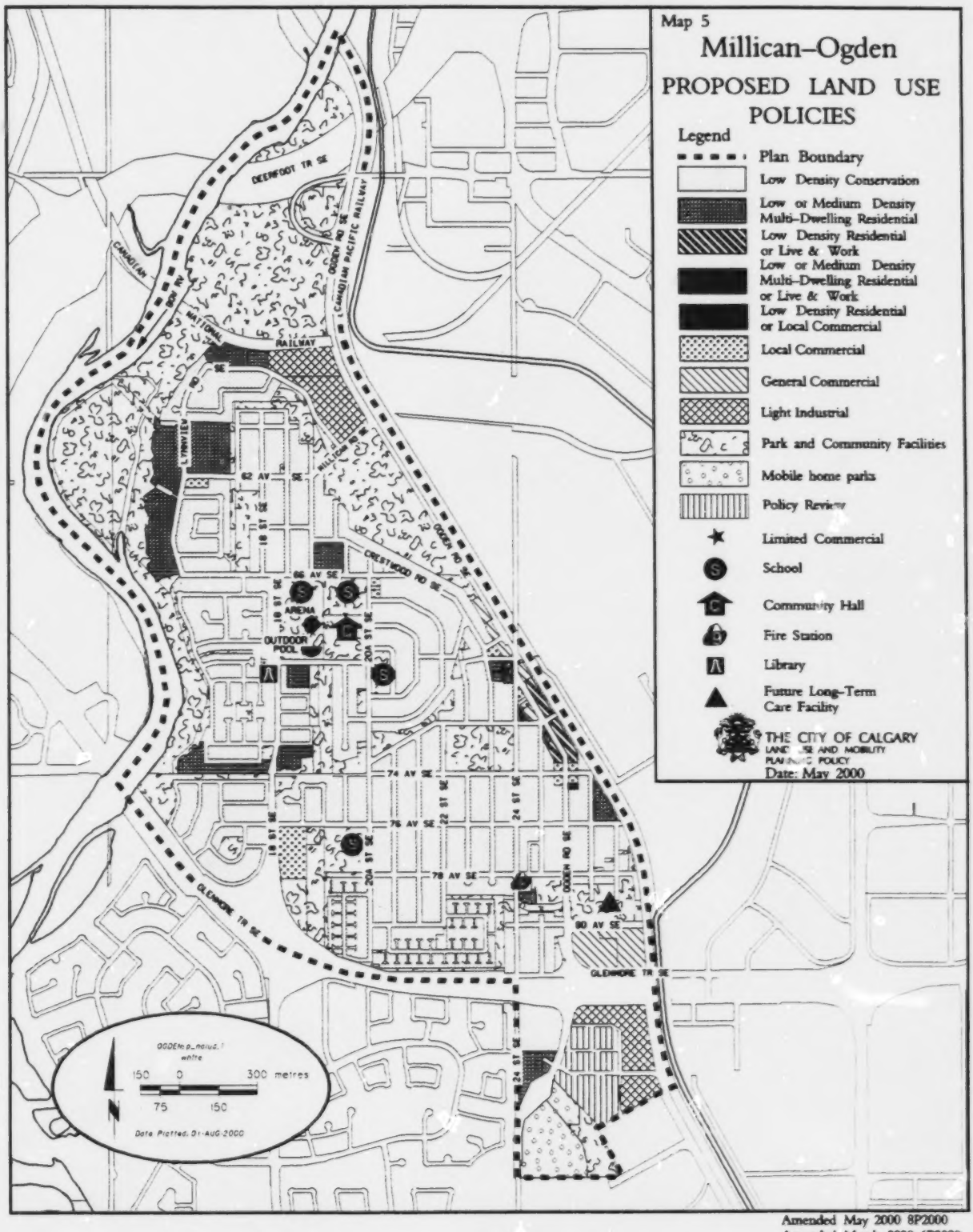
The survey also identified the need for more community support of existing local businesses. Glenmore Square (18 Street & 76 Avenue SE) was identified in the survey as the residents' primary shopping destination in Millican-Ogden accounting for 80% of the major and 61% of the quick shopping trips.

The 1996 Household Survey identified various community concerns regarding Ogden Road associated with deteriorating appearance of properties and inappropriate land uses. The deteriorating appearance refers to both vacant and poorly maintained buildings and unkept yards. Community residents also showed concern about the negative community image caused by adult stores and drinking establishments being attracted to this part of Ogden Road.

The Ogden Road Business District (From 68 to 72 Avenue)

The community's original commercial sector in 1912-1913 was centralized in the Ogden Road and 69 Avenue area. As the residential community expanded to the west and to the south in the 1950s and 1970s, this commercial node became less attractive, a victim of changing commercial focus. Commercial uses are concentrated on Crestwood Road north of 69 Avenue and front randomly on both 68 and 69 Avenues. This location away from Ogden Road contributes to its general state of decline.

This area gives a poor image of Millican-Ogden when approaching the community from the north. The existing buildings are generally one storey in height with the exception of the Alyth Lodge and an older apartment block at 7044 Ogden Road SE. Most buildings and yards have a run-down and deteriorated appearance. There are also a number of buildings with vacant retail space.



Amended May 2000 8P2000
Amended March 2000 6P2000
Approved December 1999

Among the mix of businesses is a coin operated car wash with retail gas pumps, an automotive shop with a diner, a strip mall with a convenience food store, a restaurant, a thrift store, an adult bikini bar, and the Alyth Lodge as a mixed-use with several retail shops and "rooming house" units.

The 7000 block of Ogden Road has low density residential (R-2) development on the east side, and local commercial (C-1) uses on the west side. Neither land use complements the other.

As the other commercial areas in Millican-Ogden appear to be functioning reasonably well, no policy changes are proposed for them. Detailed information can be found in the blue pages, pages 36 to 42.

3.4.2.2 Objectives

1. Encourage commercial redevelopment along Ogden Road as the "main street" serving both commuter traffic and the local community.

2. Encourage a commercial-residential node at Ogden Road and 69 Avenue by establishing the height of new commercial development comparable to the height of the existing Alyth Lodge.

3. Encourage a high standard of commercial redevelopment and minimize the impact of lights from parking lots, noise and traffic on nearby residential areas.

4. Encourage improvements in the pedestrian environment along Ogden Road.

5. Encourage transit supportive design and mixed-uses (employment and residential) along Ogden Road.

6. Discourage the expansion of commercial land uses into residential areas except for the live work area between 69 Avenue and 74 Avenue SE on Ogden Road.

3.4.2.3 Policies

"Main Street"

Sites 3, 4, 5, 6, 7, 8, 9 & 10 (Map 6; page 63)

To encourage the redevelopment of Ogden Road as the historical "main street" in the community, and to discourage commercial traffic from using residential streets, the following shall apply:

a. All new commercial developments should be oriented to Ogden Road.

b. Special "railway heritage" development guidelines are proposed for all new commercial, residential and mixed-use developments as well as renovations or alteration projects that may take place. Please see pages 24, 25 & 67-69.

c. New developments should incorporate transit shelters/ protected waiting areas, where appropriate.

d. Parking should be to the side or rear of the buildings (not in the front yard) in order to improve the pedestrian environment and to contribute to visual continuity. This may not be feasible for shopping centres that rely on auto traffic.

Ogden Road & 69 Avenue

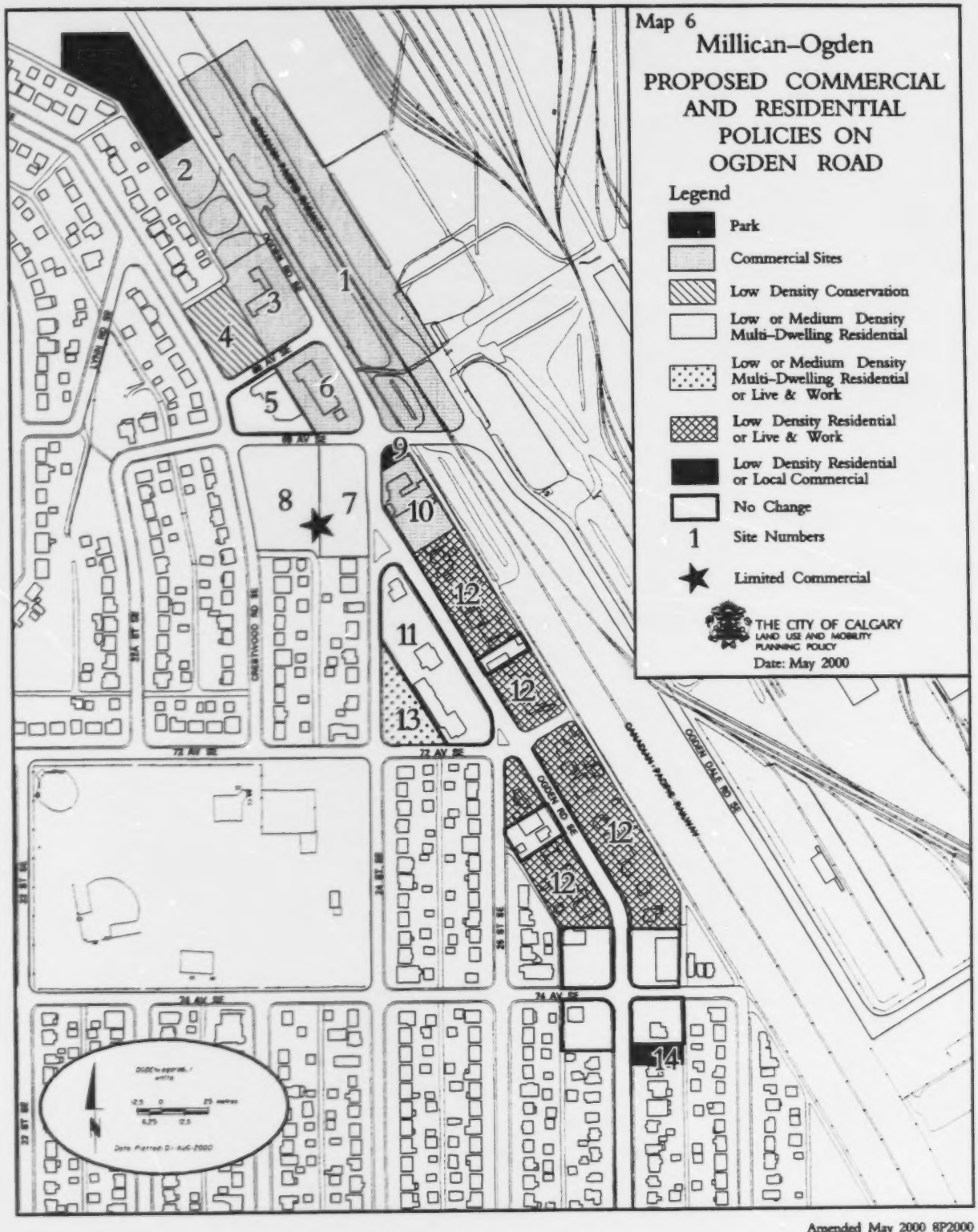
Sites 1, 2 & 6 (see Map 6, page 63)

To conform to the main street redevelopment (green pages 21-26) of Ogden Road and particularly for the 69 Avenue commercial node, the abutting properties should have a 3 storey/12 metres height limit. The affected addresses are: 6625, 6631, 6633, & 6813 on Ogden Road SE. This policy would ensure that future commercial developments are compatible with the low density multi-unit residential as well as the existing commercial uses both on Ogden Road and Crestwood Road to the west.

Screening of Parking Areas

Site 1 (Map 6, page 63)

The CPR lands currently utilized for parking purposes on the east side of Ogden Road and north of 69 Avenue SE and the City-owned lands on the east side of Ogden Road should be screened and landscaped with mature trees.



Amended May 2000 8P2000
Approved December 1999

Local Commercial

Site 3 (Map 6, page 63)

2404 68 Avenue SE currently designated C-1 (Local Commercial District) on Ogden Road should continue. The Plan allows for an owner initiated redesignation of this site to allow a third storey provided it is for residential purposes.

Site 4 (Map 6, page 63)

2402 68 Avenue SE should have a low density conservation and infill policy.

Site 5 (Map 6, page 63)

2402 69 Avenue SE should continue as a C-1 (Local Commercial) site.

Sites 7 & 8 (Map 6, page 63)

2420 Crestwood Road and 6919 24 Street SE should be developed as a special residential district with a maximum density of 130 units, four storeys on Ogden Road and two storeys on Crestwood Road.

CPR - parking area along Ogden Road

Corner Park

Site 9 (Map 6, page 63)

The City-owned site if possible should be developed into a park in order to enhance the commercial revitalization of the Ogden Road and 69 Avenue commercial node.

Alyth Lodge

Site 10 (Map 6, page 63)

The Alyth Lodge should be redesignated from DC (7889) to C-2(12) (General Commercial District) to accommodate both commercial and residential uses.

Site 11 (Map 6, page 63)

The following existing policies should continue:

a. local commercial (C-1) for 7003 and 7011 Ogden Road,

b. a residential apartment with a density of 90 persons per acre, with a maximum of 14 units and to a maximum height of 31 feet for 7005 and 7007 Ogden Road, and

c. retail/wholesale strip shopping centre for 7025 Ogden Road.

"Live-Work" Land Use

Site 12 (Map 6, page 63)

A special land use district is proposed for the east side of the 7000 block and both sides of the 7200 block of Ogden Road except 7213 & 7215.

Ridge Mart Grocery - "Live-Work" type development

This district would allow small scale business owners/residents to live & work on these properties. Similar to home occupations, class 2, this district would allow an accessory use of the dwelling unit or garage by a resident for a small scale business. This district would allow a small non illuminated fascia or projecting sign and up to 50% of the total floor area of the dwelling to be used for business purposes. It would also allow uses such as music lessons, offices, direct sales of goods produced on sites, seamstresses and hairdressers.

This district would not allow medical clinics, veterinary clinics, retail sales, outside storage, autobody, auto repair, paint or welding shops. Businesses that involve the storage of propane, flammable or combustible liquids would be prohibited. Nuisances including electronic interference, dust noise, odour, smoke, bright lights, or anything of an offence or objectionable nature, which is detectable to normal sensory perception outside the building would be prohibited.

Site 13 (Map 6, page 63)

7024 and 7034 24 Street SE should be low or medium density multi-dwelling residential policy allowing townhouses, stacked townhouses or live and work. *SP2000*

Site 14 (Map 6, page 63)

7412 Ogden Road has a split (C-1) Local Commercial District and (R-2) Residential Low Density District. This Plan supports an owner-initiated redesignation to DC (C-1).

CPTED The Plan recommends that all development permits and land use applications be reviewed utilizing the Crime Prevention Through Environmental Design (CPTED) principles (see 2.0 in the Appendix for more information).

The Glenmore Inn Site The Plan recommends the existing commercial centre designated DC (Direct Control) District located at Ogden Road and Glenmore Trail should continue.

"Railway Heritage" Development Guidelines

The intent of these guidelines is to foster a unique image for Millican-Ogden by focusing on a "Railway Heritage" theme for sites 3, 4, 5, 6, 7, 8, 9 & 10 (Map 6, page 63).

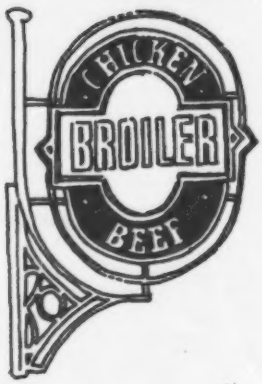
Given the historic relationship of the community with the early years of the railroad, an opportunity exists to replicate some of the architectural characteristics of the railroad stations, built in Alberta during the early 1900s. Traditional rooflines, eaves, bay and dormer windows were the main features of such buildings. Application of these features in new construction could promote a revitalization process that would be unique to Millican-Ogden.

Developers are encouraged to incorporate various design elements of the historic railroad stations in all residential and commercial projects:

- roof, gable/eave types; decorative support beams;
- door and window treatments;
- wall surfaces including vertical/horizontal batten board, brick and stucco, log-cabin type structures;
- canopies, awnings, light fixtures, ornaments; and
- public amenity areas containing traditional style landscapes and street furniture such as benches, kiosks, bulletin boards, planters, banners, etc.

The figure below illustrates how various design elements could be incorporated in a new building which may include shops, boutiques, restaurants and offices on the ground level, and residential units above.

Conceptual Drawing of a building incorporating the architectural design elements from historical railroad stations in Alberta



Signs

A. Identification Signs

Fascia, awning, canopy, small projecting signs (shingle style), painted wall sign and art signs are encouraged.[5] Freestanding signs shall be a maximum of 20 feet.

Suggested signage

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[5] *In a railway theme, colour/lettering/type of illumination are very important. The "Circa 1912 Theme Area" approach in Section 63 of the Calgary Land Use Bylaw relates well to such a theme. Definitely, freestanding signs that are lower in height (maximum 20 feet), and small projecting signs hung above entryways work very well too. Feature lighting - for example gooseneck or similar styles - also ties in with this theme.*

B. Third-Party Advertising Signs

a. Art signs, painted or mounted on buildings, are preferred over billboards.

b. Freestanding pillar signs are allowed up to 3.6 metres (11.8 feet) high.

c. Upgrading of existing billboards should be carried out by sign owners, and with a "railway heritage" theme.

d. The maximum height of a billboard should be 6.0 metres (20 feet). Side-by-side, v-shaped billboards and rooftop billboards are prohibited.

e. Vertical signs are preferred. However, 3 metre x 6 metre (10 X 20 feet) horizontal (poster) signs will also be considered.

3.4.2.5 Implementation

1. The Approving Authority should relax the lot area [section 23(3)(f) of the Calgary Land Use Bylaw] and lot coverage [section 23(3)(g)] rules for site 11 in order to allow development to occur in required front or rear yard.

2. To implement the policies outlined in Section 3.4.3.4, the following designations (shown in Table 2) shall be initiated by The City of Calgary.

3. The ARP supports the owner initiated redesignations as outlined in Table 3, page 70.

Table 2: Proposed City Land Use Redesignations in Millican-Ogden (see Map 6, page 63)

Site	*Location*	*Existing Designation*	*Proposed Designation*
Site 1, 2 & 6	*East side of Ogden Road and north of 69 Avenue, 6625, 6631, 6633 and 6813 Ogden Road*	*C-3 & R-2*	*C-2(12)*
Site 7 & 8	*2420 Crestwood Road 6919 - 24 Street SE*	*C-3 & C-1*	*DC (Direct Control) with RM-5 guidelines to allow four storeys on Ogden Road and two storeys on Crestwood Road SE.*
Site 10	*6808 & 7012 Ogden Road*	*DC (Direct Control) for commercial uses*	*C-2(12)*
Site 12	*7014, 7018, 7020, 7026, 7028, 7030, 7032, 7036, 7038, 7040, 7048, 7052, 7056, 7058, 7204, 7205, 7207, 7208, 7209, 7213, 7214, 7217, 7219, 7221, 7222, 7223, 7225, 7226, 7228, 7229,7231, 7236, 7240 & 7244 Ogden Road*	*R-2 & C-1*	*DC (Direct Control) for live & work.*
Site 13	*7024 and 7034 - 24 Street SE*	*C-1*	*DC (Direct Control) for townhouses, stacked townhouses or live and work.*

Source: 1999 Planning & Building Department *8P2000*

Table 3: The ARP supports the owner initiated redesignations as listed below. Sites may also redevelop under their existing designation (See Map 6, page 63).

Site	Location	Existing Designation	Support Redesignation To
Site 3	2404 - 68 Avenue SE	C-1	DC - C-1 to allow a 3rd storey if used for residential purposes.
Site 14	7412 Ogden Road SE	R-2	C-1

Source: 1999 Planning & Building Department

3.4.3 Residential Land Use

3.4.3.1 Context

The 1996 Household Survey identified the following issues: retention of the small town atmosphere; the availability of affordable housing; the restriction of high density housing; the concern for incompatible infill development; and the need for additional seniors' housing projects.

Approximately 47% of the community or 199.4 hectares (492.8 acres) is utilized by residential uses. Of the approximate 4,000 dwelling units in Millican-Ogden, low density residential uses dominate (See 3.3, page 26, in the Background and Supporting Information Section).

Residential density or the ratio of dwelling units per hectare (per acre) is a concern. Millican-Ogden has a residential density of 12.4 units per hectare (5.02 units per acre) compared to the City's desired density ratio of 17.3 units per hectare (6-8 units per acre).

3.4.3.2 Objectives

1. Preserve Millican-Ogden as a viable, safe and liveable residential community.

2. Promote the preservation and rehabilitation of existing low density residential housing while accommodating compatible renovations and new infill developments.

3. Maintain and provide within the community a variety of housing types to accommodate differences in age, family size and income.

4. Ensure that new developments provide an attractive residential environment with adequate parking, landscaping, and amenities.

5. Improve the interface between residential and non-residential uses.

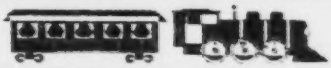
6. Encourage transit support of development.

7. Recognize and attempt to preserve the historic character of the community.

3.4.3.3 Policies

1. Support a low density residential, conservation and infill policy as shown on Map 5. The intent is to maintain stability in the community and to protect the existing residential character and quality of the neighbourhood. All R-1 (Residential Single-Detached District), R-2 (Residential Low Density District), and DC (Direct Control District with Residential Low Density Guidelines) residential land use designations excluding sites on Ogden Road should continue.

2. Support a low density multi-dwelling policy as shown on Map 5. The intent is to permit dwelling units such as apartments, townhouses, triplex, and fourplex dwellings at a low density range of a maximum density of 44 units per hectare (18 units per acre). The units should be located close to transit collector roads and other public amenities. R-2A (Residential Low Density District), RM-1 (Residential low Density Multi-Dwelling District) and DC (Direct Control District with Residential Low Density Guidelines) residential land use designations are confirmed.



3. The Low Density Residential Housing Guidelines for Established Communities (approved by City Council in 1993) shall apply in the R-1 and R-2 areas. Examples are shown on blue pages 42-46.

4. Existing mature vegetation should be maintained during redevelopment. Tree planting should reflect the streets' traditional major tree type and placement.

5. The vacant City-owned parcel bounded by the Glenmore Inn in the south, the CPR rail line in the east, 78 Avenue in the north and Ogden Road in the west is set aside for a long-term special care facility for seniors.

6. All new residential development within the 25 - 30 N.E.F. area should comply to the sound proofing standards as outlined in the "New Housing and Airport Noise" as prepared by Central Mortgage and Housing Corporation.

3.4.3.4 Implementation

To implement the residential land use policies, the following actions are required and, where applicable, guidelines as noted shall be considered in reviewing development applications.

1. The Approving Authority will encourage applicants to retain all existing healthy trees and vegetation on site. Such vegetation that must be removed will be replaced at the discretion of the Development Authority. The planting of trees beyond the Calgary Land Use Bylaw requirements is encouraged.

2. Bylaw No. 39M93, "Unsightly Premises Bylaw," should be enforced throughout the community.

3. The Approving Authority will encourage the following design guidelines for Low and Medium Density Multi-Dwelling Policy Areas:

a. Compatibility

(i) New developments should be compatible with the scale and form of adjacent homes.

(ii) Larger multi-unit residential developments adjacent to the low density multi-dwellings or medium density areas should be designed to resemble a series of smaller housing projects through variation of the facade, roof slopes, window treatment, and other architectural design features. For more information, see blue pages 42-46.

b. Building Orientation

All new dwellings in low density multi-dwelling areas should ensure a minimum of 50 percent of the dwelling units have two or more bedrooms, and direct access to at-grade amenity space.

Conceptual Drawing of Compatible Infill Design Features

c. Privacy

(i) The side windows of new residential developments, additions or renovations should be designed and located in consideration of the side windows and outdoor amenity spaces of adjacent properties to prevent loss of privacy.

(ii) The primary entry to any dwelling unit should be oriented towards the front of the property. Side entries are discouraged as primary entries.

d. Front Yards

(i) New development or building alterations should be consistent with the existing front yard setback and treatment common to the street. Whenever possible, existing mature vegetation should be retained; tree planting is encouraged.

A residential street corner in Millican-Ogden

(ii) Whenever possible, the continuity of sidewalks or boulevards should be maintained. Vehicular access should occur from the lane.

(iii) Front yards should be used as landscaped areas and not for vehicular purposes such as driveways, parking or passenger drop-off areas.

e. Rear Yards and Private Amenity Space

(i) In order to enhance rear yards as a private amenity space, redevelopment of small lots are to include garages located completely within the rear 8.5 metres of the yard. This practice will prevent tandem parking on long driveways.

(ii) If possible, private outdoor amenity space should be located in the rear yard. Where this is not possible, such spaces should be screened from public view through the use of landscaping and/or fencing that is compatible with the neighbourhood style.

(iii) Public play areas and public entryways should be able to be viewed from adjacent units to enhance safety and security. Construction and landscaping should not create areas hidden from view.

f. Landscaping

Tree boxes are to be discouraged as they do not provide viable conditions for the long-term growth of trees.

g. Quality of Development

The Development Authority shall ensure that new developments, or renovations and/or additions to existing buildings contain the same standard or quality of facade treatment or of landscaping treatment as is evident in the best examples of local development in the area.

h. Urban Safety

For all multi-unit residential development, urban safety should be part of the development permit review process. All new residential developments or major renovations should be reviewed within the context of Crime Prevention Through Environmental Design (CPTED) principles, a CPTED report or its equivalent should be submitted to the Development Authority at the time of application.

Special Care Facility

Site 15

A long-term special care facility in addition to park space is an appropriate use for the vacant site north of the Glenmore Inn.

3.4.3.5 South Hill

3.4.3.5.1 Context

In 1975 City Council decided that the South Hill residential area was unsuitable for residential uses in the long term because of the proximity to heavy industrial uses. Council also agreed that these existing residential uses should be replaced over time with general light industrial uses. Council confirmed this decision in 1986 and again in 1996 with the approval of the Southeast Industrial Area Structure Plan.

At a Public Hearing in September of 1998, City Council requested the Administration:

a. to develop a mobile home park policy for both the Caravan and South Hill Mobile Home Parks;

b. to examine the potential for expansion of both the Caravan and South Hill Mobile Home Parks;

c. to investigate with appropriate landowners, methods to mitigate noise between Caravan Mobile Home Park and Maloney Industries. Such methods may include a noise wall, noise bylaw relaxations and clauses in rental agreements advising tenants of noise issues;

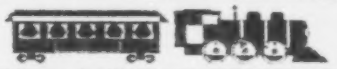
d. to remove the South Hill area from the Southeast Industrial Area Structure Plan area and to incorporate it into the boundaries of the Millican-Ogden Community Plan;

e. to report to Council through the Land Committee on a strategy to complete acquisitions in the Riverbend extension;

f. to report to Council through the Land Committee on the costs associated with advancing industrial development in the area (excluding the mobile home parks) at this time and report on a LRT functional study and costs associated with it; and,

g. to consult with the Calgary Economic Development Authority on the impacts of further residential development on existing industries such as Prudential Steel and Maloney Industries.

(NOTE: Items # e & f are to be addressed by the Corporate Properties Group communicating directly to City Council through the Land Committee)



While City Council may allow residential use on a permanent basis in South Hill, the existing and future residents will be subject to impacts from:

- increased traffic resulting from the upgrading of Glenmore Trail to a six lane divided road with service roads;
- increased traffic resulting from the construction of the re-aligned 24 Street SE to a four lane divided road;
- the possible construction of an LRT through South Hill;
- noise, dust and light pollution from adjacent heavy industries; and
- the proximity of a closed dry land fill site which is located south of the South Hill Mobile Home Park and a 300 metre setback area that covers a good portion of the South Hill Mobile Home Park. Further details on this constraint can be found in the Background and Supporting Information, pages 48 & 49.

3.4.3.5.2 Policies

1. In the area known as the Riverbend Extension (bounded by 83 Avenue SE in the north, 24 Street SE in the west and the re-aligned 24 Street SE in the south and east), the lands north of 86 Avenue SE should have a low density residential, conservation and infill policy (R-2). The land south of 86 Avenue SE should have a residential low density multi-dwelling policy (RM-1) as outlined on Map 7, page 81.

2. The existing South Hill Mobile Home Park

   While this mobile home park is located adjacent to heavy industrial land uses, it is protected from noise and dust pollution by its location in an area with an elevation of approximately 16 metres below these existing industrial uses. In addition, during an independent noise study carried out by The City, noise levels in this lower area met the residential guidelines in Calgary's Noise Bylaw. The future upgrading of 24 Street SE and the future LRT, if the 24 Street alignment is selected, could have noise impacts on this mobile home park. While a portion of this site is within the 300 metre setback from the closed landfill site, it should be noted this mobile home park was in operation prior to the establishment of these setback regulations in the mid 1980s. Furthermore, The City has received a waiver from the setback regulations for the South Hill Mobile Home Park.

   In accordance with City Council's instructions, the existing South Hill Mobile Home Park is recommended as a permanent residential land use as shown in Map 7, page 81.

3. The existing Caravan Mobile Home Park

The Plan recommends general light industrial uses, such as warehousing and storage, as a buffer between the Caravan Mobile Home Park and the heavy industries to the east and Glenmore Trail to the north (Map 7, page 81). The location of these industrial uses will mitigate the noise and traffic impacts from CP Rail and heavy industries to the east and traffic noise from Glenmore Trail to the north.

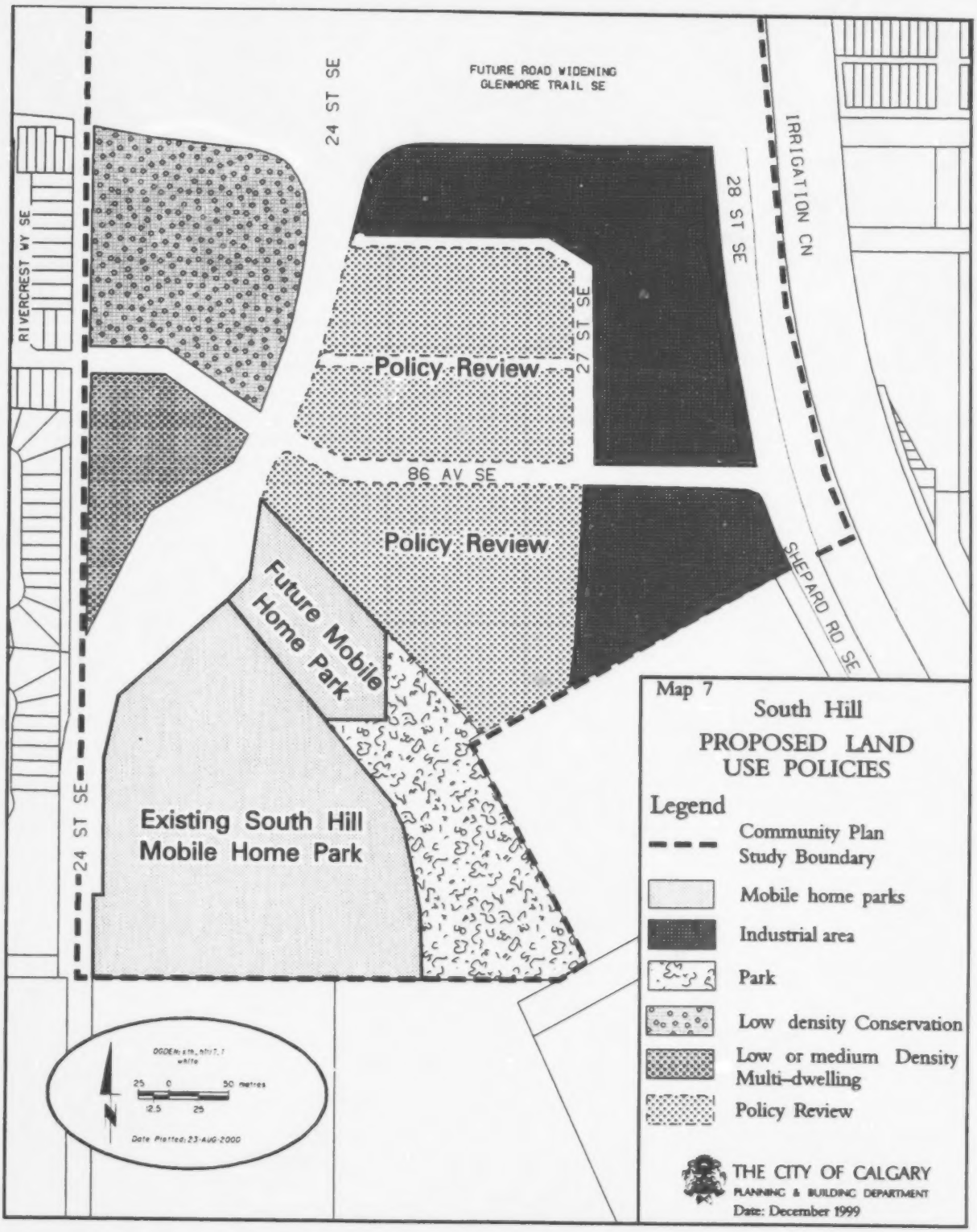
An independent noise consultant has advised that if buildings in this general light industrial area are located close together and of sufficient height (5 metres/16 feet) to function as a noise wall, the existing Caravan Mobile Home Park could meet the residential guideline in Calgary's Noise Bylaw.

The advantages of residential uses on this site are that it provides a location for mobile home living which is difficult to find suitable locations for, provides affordable housing and is accessible to major traffic corridors. While there may be impacts on this site from the future LRT, the time horizon for its construction is thought to be in the 30 to 40 year range, well past the anticipated economic life of this mobile home park. In addition, most of this site is outside the 300 metre landfill setback (blue pages, Map 6, page 49).

The disadvantages of having residential uses at this location are increasing traffic impacts from the upgraded re-aligned 24 Street, traffic impacts from the future industrial collector that connects Shepard Road and 24 Street and impacts from a possible LRT alignment. A further disadvantage of locating industrial uses adjacent to residential uses is that storage and parking areas are frequently situated at the rear of the property adjacent to residential areas with the result that residents can be subject to noise from vehicles stored at the rear and from fans on industrial buildings.

In accordance with City Council's instructions, the existing Caravan Mobile Home Park is also recommended as a permanent residential use as shown in Map 7, page 81.

However, a noise report prepared by Patching Associates (July, 1999) suggested that mobile home parks were acceptable if buffered from the heavy industrial uses by one storey industrial buildings or a noise wall. Consequently, the Public Hearing of a land use redesignation bylaw to permit the Caravan Mobile Home Park to become DC (RM-H) should be withheld until the noise attenuation measures in the


FUTURE ROAD WIDENING
GLENMORE TRAIL SE
24 ST SE
28 ST SE
IRRIGATION CN
RIVERCREST WY SE
27 ST SE
Policy Review
86 AV SE
Policy Review
SHEPARD RD SE
Future Mobile Home Park
Existing South Hill Mobile Home Park
24 ST SE
Map 7
South Hill
PROPOSED LAND USE POLICIES
Legend
Community Plan Study Boundary
Mobile home parks
Industrial area
Park
Low density Conservation
Low or medium Density Multi-dwelling
Policy Review
THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT
Date: December 1999
25 0 50 metres
12.5 25
Date Plotted: 23-AUG-2000

industrial area east of 27 Street and south of 86 Avenue, have been built and tested to ensure the noise bylaw requirements have been met.

4. Expansion of the existing South Hill Mobile Home Park

City Council instructed the Administration to evaluate the feasibility of expanding the South Hill Mobile Home Park. Expansion to the east and the south was ruled out because of the 300 metre setback and to the west because of 24 Street SE. Consequently, expansion to the base of the escarpment in the north was the only feasible alternative.

The advantages of allowing expansion to the north are:

a. the expansion area would also meet the Calgary's Noise Bylaw,
b. the expansion area would not be closer either to the heavy industry to the east or to the closed landfill to the south,
c. the expansion would provide more mobile home pads, and
d. the expansion would provide more affordable housing.

The disadvantage of allowing expansion to the north is from future traffic impacts when 24th Street SE is upgraded and if 24 Street SE is selected as a future LRT right-of-way.

Consequently, expansion of the South Hill Mobile Home Park to the north is recommended as shown in Map 7, page 81 subject to the conditions outlined in section 3.4.3.5.2.6.

5. Expansion of the existing Caravan Mobile Home Park

City Council also instructed the Administration to evaluate the feasibility of expanding the Caravan Mobile Home Park. Expansion to the east was ruled out because it would bring residential uses closer to heavy industrial uses and expansion to the west was ruled out because of 24 Street SE. Expansion to the south is limited by the escarpment. Expansion to the north is therefore considered the only option as shown in Map 7, page 81.

The advantages of permitting this expansion are:

a. the expansion area will be buffered by light industrial uses located in the east from traffic impacts in the north from Glenmore Trail and from railway and industrial noise in the east;

b. the expansion area could meet the City's Noise Bylaw regulations for residential areas provided the light industrial uses to the east of 27 Street functioned as a noise wall; and
c. this site will provide mobile home pads and affordable housing, both in short supply;

The disadvantages of allowing Caravan to expand are:

a. the traffic impacts from 24 Street SE, when it is upgraded, and the future industrial collector joining Shepard Road and 24 Street;
b. the future LRT may also impact this site if 24 Street SE is selected as the preferred alignment. But given the 30 year minimum time line for the construction of this future LRT line, it is not considered a realistic short term impact on expansion; and
c. future mobile home park tenants through their complaints, may restrict the existing operations or expansion plans of adjoining heavy industries.

Based on the advantages and disadvantages outlined above and in accordance with the results of the noise modelling prepared by Patching Associates (July, 1999), it is recommended that the two blocks between 84 and 86 Avenues and between the re-aligned 24 and 27 Streets (Map 7, page 81) should become permanent mobile home parks. However, a Public Hearing of land use redesignation bylaw allowing these mobile home parks should be withheld until noise attenuation measures in the I-2 area east of 27 Street SE have been built and tested to ensure the noise bylaw requirements have been met.

6. Future LRT alignment in South Hill

A future LRT alignment is expected to connect the downtown with an established alignment located at 24 Street and 114 Avenue SE. An LRT functional study is required to determine the exact alignment in the South Hill area. In the meantime to minimize the potential impacts that the future LRT alignment may have on land use in South Hill, the following recommendations apply:

a. no permanent structures shall be allowed in the future LRT right-of-way. Temporary structures only, such as mobile homes, parking or landscaped areas are permitted;
b. no sale of city-owned lands required for future LRT right-of-way is recommenced; and

c. no land use redesignation or development permit applications for permanent structures should be approved until the LRT right-of-way is agreed upon.

7. Open Space

With the re-establishment of residential land uses in South Hill, the need for amenities such as public and private open space should be addressed.

8. The removal of South Hill from the Southeast Industrial Area Structure Plan (ASP) and the incorporation of it into the Millican-Ogden Community Plan.

With the re-establishment of residential uses on a permanent basis in South Hill, the Plan recommends the removal of South Hill from the Southeast Industrial ASP and its incorporation into the Millican-Ogden Community Plan. Not only was South Hill historically a part of Millican-Ogden, but many current South Hill residents, particularly seniors, are members of clubs and associations in the Millican-Ogden community.

9. Industrial/Residential Interface

The Approving Authority will encourage that the storage, vehicle parking areas and exhaust fans in the industrial area be located away from the residential areas whenever possible.

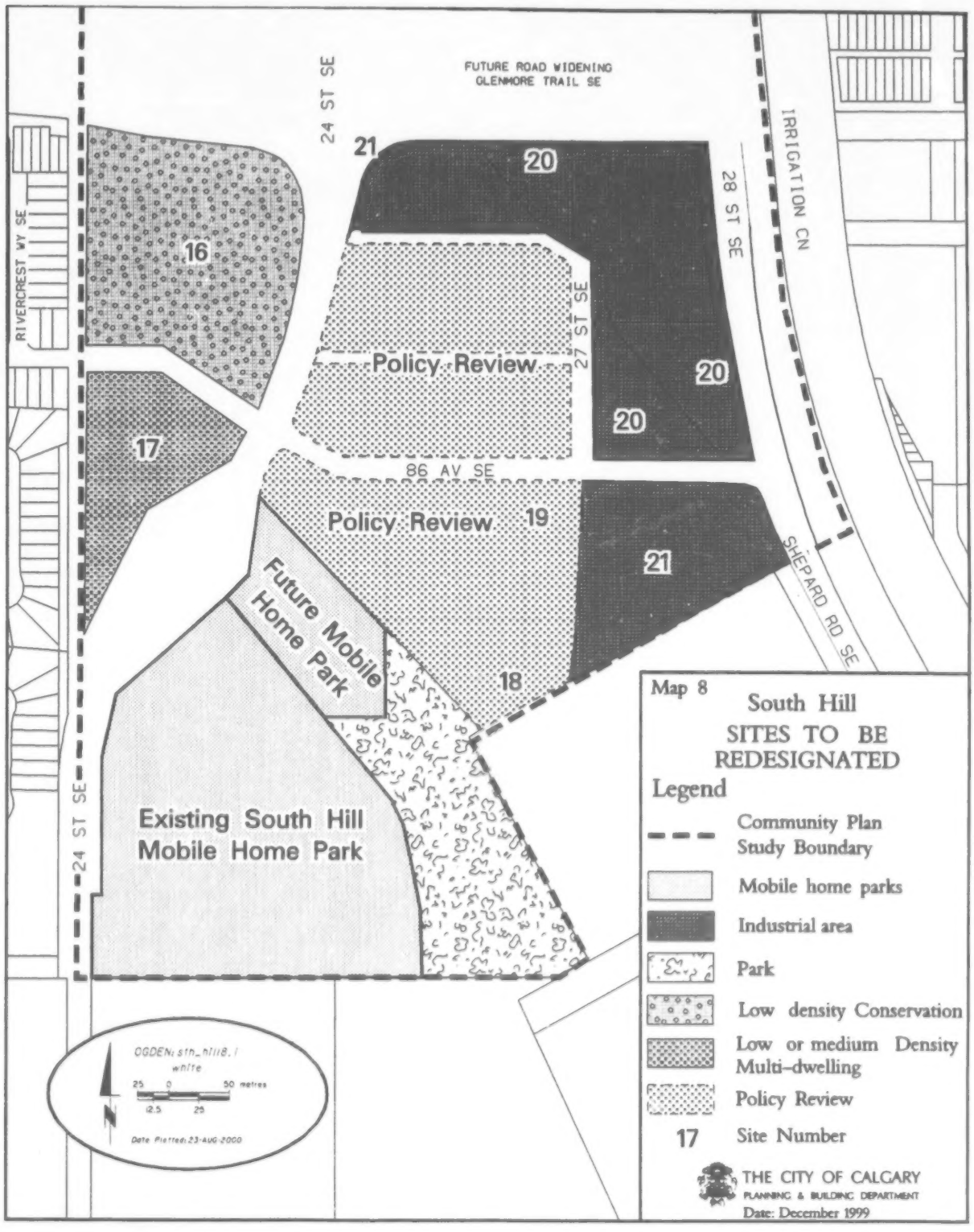
3.4.3.5.3 Implementation

1. *Table 4a* and Map 8 identifies the sites recommended for city initiated redesignations (re-zonings). *Table 4b* outlines the sites the Plan would support if the redesignations were owner initiated. *8P2000*

a. City-initiated redesignations (re-zonings)

Table 4: Sites Recommended to be Redesignated (Re-Zoned) *8P2000*

Site	Location	Existing Designation	Proposed Redesignation
16	all parcels between 83 and 85 Avenues SE and 24 and 26 Streets SE	UR	R-2
17	all parcels between 85 Avenue and the bottom of the escarpment in the south and west of the re-aligned 24 Street R.O.W.	UR	RM-1


FUTURE ROAD WIDENING
GLENMORE TRAIL SE
24 ST SE
IRRIGATION CN
28 ST SE
27 ST SE
RIVERCREST WY SE
86 AV SE
SHEPARD RD SE
16
17
18
19
20
21
Policy Review
Policy Review
Future Mobile Home Park
Existing South Hill Mobile Home Park
OGDEN: stn_hill8.i
white
25 0 50 metres
12.5 25
Date Plotted: 23-AUG-2000
Map 8
South Hill
SITES TO BE REDESIGNATED
Legend
Community Plan Study Boundary
Mobile home parks
Industrial area
Park
Low density Conservation
Low or medium Density Multi-dwelling
Policy Review
17 Site Number
THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT
Date: December 1999

b. Owner-initiated redesignations (Note: This Plan supports the following owner initiated redesignations)

Site	Location	Existing Designation	Proposed Redesignation
18	8720 - 26 Street SE	UR	DC (RM-H)
19	2729, 2739 & 2749 - 86 Avenue SE	UR	RM-H

2. After completion of the LRT functional study, the proposed expansion areas should be redesignated from UR to either DC or R-MH.

3. The need for amenity space, such as tot lots and local parks in South Hill should be addressed in consultation with local residents.

4. The South Hill area should be removed from the Southeast Industrial Area Structure Plan area and incorporated into the Millican-Ogden Community Plan.

3.4.4 Industrial Land Use

3.4.4.1 Context

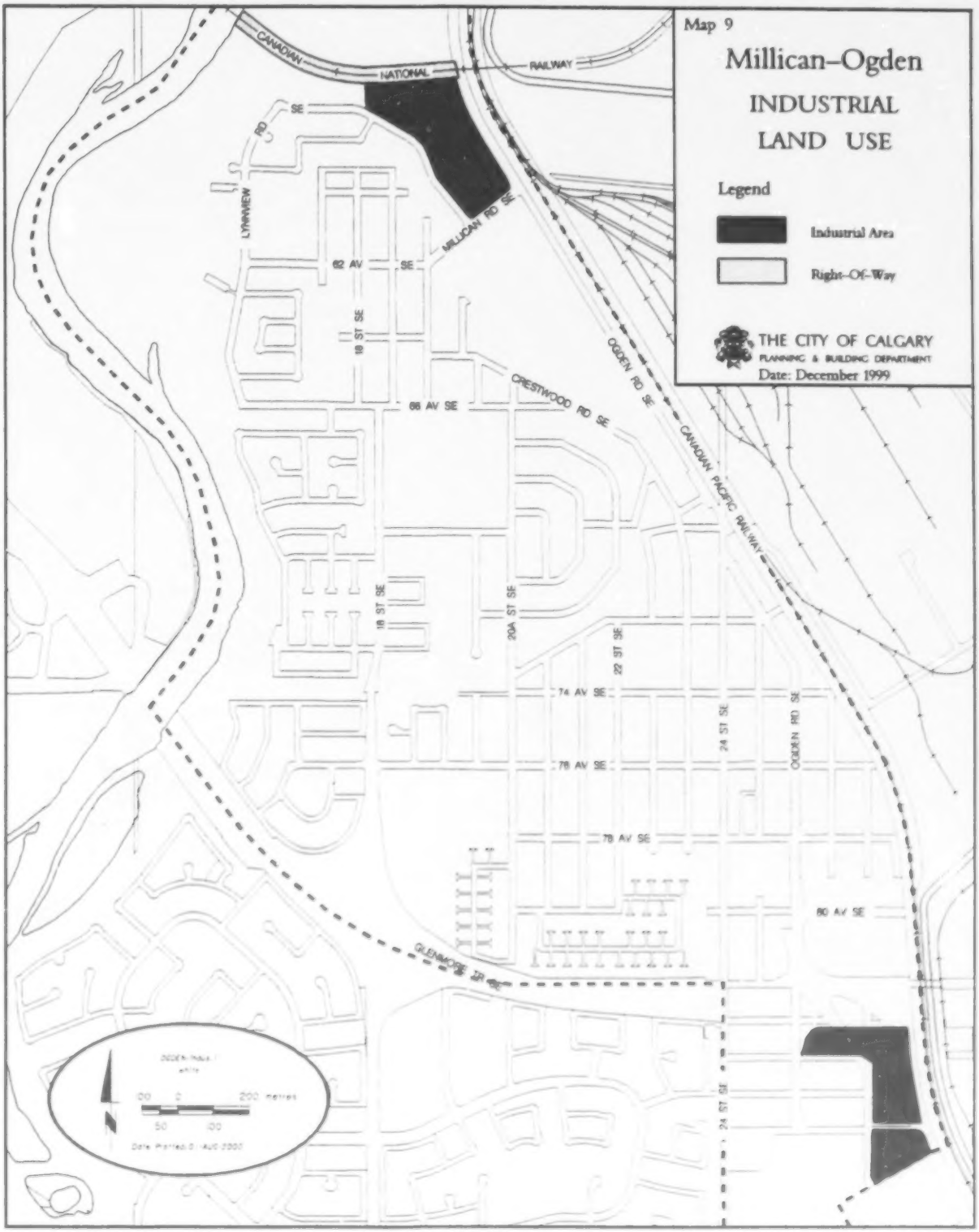
Approximately 10% of the study area or 43.8 hectares (108.2 acres) is utilized by industrial uses. These uses include the "Old Oil Refinery Park", the Canadian National Railway Right-of-Way, a portion of the Canadian Pacific Railway Right-of-Way, an Imperial Oil Ltd. site and the Alberta Cheese Company site and the Canadian Waste Management site. The "Old Oil Refinery Park," is addressed in Section 3.4.5.5, page 96.

Industrial policies however address only the following sites as listed below and shown on Map 8:

a. the Canadian Natural Railway and Canadian Pacific Railway Rights-of-Way;

b. the Devon Estates Site located at 6009 Ogden Road SE; and

c. the South Hill lands with the exception of the existing Caravan and South Hill Mobile Home Parks and mobile home expansion lands.


Map 9
Millican–Ogden
INDUSTRIAL
LAND USE
Legend
Industrial Area
Right-Of-Way
THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT
Date: December 1999
CANADIAN NATIONAL RAILWAY
LYNNVIEW RD SE
MILLICAN RD SE
62 AV SE
18 ST SE
66 AV SE
CRESTWOOD RD SE
OGDEN RD SE
CANADIAN PACIFIC RAILWAY
18 ST SE
20A ST SE
22 ST SE
74 AV SE
24 ST SE
OGDEN RD SE
76 AV SE
78 AV SE
80 AV SE
GLENMORE TR SE
24 ST SE
200 metres

3.4.4.2 Objectives

1. Address the impacts and possible contamination of existing and past industrial uses on adjacent residential uses.

2. Ensure that these industrial sites are maintained and operated in such a manner as to avoid impacting adjoining residential sites with noise, dust and/or vapour emissions.

3.4.4.3 Policies

1. A general light industrial policy should continue for those industrial sites utilizing the I-2 (General Light Industrial District) land use designation (Map 9).

2. The potential ground and/or groundwater contamination from past industrial and commercial uses should be assessed prior to any new development occurring on a site.

3. The existing industrial land use policy for 8428 Shepard Road SE (DC) and for 2526 & 2534 - 85 Avenue and 8420 - 26 Street SE should continue.

3.4.4.4 Implementation

1. The City of Calgary should establish a committee comprised of staff from various City departments, community residents and affected property-owners to work with Alberta Environmental Protection to monitor and ensure the effectiveness of ongoing reclamation activities at identified contaminated sites.

2. *Table 5a* and Map 8 outlines the sites recommended for redesignation (rezoning) by The City of Calgary. *Table 5b* (Map 10) outlines the sites suitable for owner initiated redesignations. *8P2000*

Table 5: Sites Recommended to be Redesignation (Note: The Plan supports the following city-initiated and owner-initiated redesignations) *8P2000*

a. City-initiated redesignation (re-zonings)

Site	Location	Existing Designation	Proposed Redesignation
20	8439 & 8503 - 27 Street SE	UR	I-2
	8504 Snepard Road SE	UR	I-2

Source: 1999 Planning & Building Department

b. Owner-initiated redesignations

Site	Location	Existing Designation	Proposed Redesignation
21	8408 - 26 Street SE	UR	I-2
	2815 - 86 Avenue SE	UR	I-2

Source: 1999 Planning & Building Department

3.4.5 Parks, Schools & Recreational Facilities

3.4.5.1 Context

Millican-Ogden has an abundance of open space (approximately 130.9 hectares/323.4 acres) lands (Map 5). They are comprised of both city wide parks and community parks.

Major open spaces serve a larger city wide population. The major parks within the study area are: Beaver Dam Flats and Bow River banks and escarpment, Pop Davies Athletic Park, and the "Old Oil Refinery Park."

The large amount of linear parks in Millican-Ogden were originally used to buffer residential housing from highways and the formerly proposed Imperial Oil Refinery. In some cases, original powerline rights-of-way have been developed as parks.

The 1996 Household Survey identified Millican-Ogden residents as strongly liking the open spaces that surround their community. The survey identified residents' concerns over ensuring ongoing maintenance and enhancements to the community's parks and green spaces. These issues included the need to address park safety, designated off leash areas for dogs, and the need for additional playground amenities (lighting, garbage containers, equipment). Further concerns for accessing open spaces was the difficulty for wheelchair residents, snow on the pathways, and irresponsible dog owners.

Integration of the community's local open spaces with major parks in the Millican-Ogden area through linked pathways would provide an opportunity to enhance the recreation value of the collective community and major park system.

The majority of Millican-Ogden's local park system is manicured. Converting some of them to more naturalized parks would create a more environmentally friendly park system. An added benefit of naturalized parks would be reduced maintenance costs including reduced mowing and fertilizing. Parks which have tree stands or other semi-natural vegetation should remain unlandscaped and unmanicured.

The Millican-Ogden community contains numerous recreational amenities including: an indoor arena, an outdoor swimming pool, a community hall, a tennis court, several playgrounds and sports fields.

Table 6: Parks *BP2000*

Type		Area
City Wide Parks	70.0 ha	173 ac
Community Parks	61.2 ha	151.2 ac

Table 7: Household Survey

1996 Household Survey	BP2000
Unsafe using parks	
very concerned	*20.6%*
somewhat concerned	*35.1%*
not concerned	*44.3%*
Children use natural fields	
weekly	*60.5%*
monthly	*18.4%*
seldom	*21.1%*
Adults use natural fields	
weekly	*51.5%*
monthly	*19.3%*
seldom	*29.1%*
Children use playgrounds	
weekly	*69.3%*
monthly	*12.8%*
seldom	*17.9%*
Adults use playgrounds	
weekly	*37.4%*
monthly	*17.3%*
seldom	*45.3%*
Children use sports fields	
weekly	*42.1%*
monthly	*13.0%*
seldom	*4.49%*
Adults use sports fields	
weekly	*26.3%*
monthly	*15.9%*
seldom	*57.8%*

Table 7: Household Survey Continued... *8P2000*

Children use pathways	
weekly	*62.8%*
monthly	*16.3%*
seldom	*20.9%*
Adults use pathways	
weekly	*66.6%*
monthly	*14.5%*
seldom	*18.9%*
Children use arena (in season)	
weekly	*21.6%*
monthly	*17.6%*
seldom	*60.8%*
Adults use arena (in season)	
weekly	*13.4%*
monthly	*13.4%*
seldom	*73.1%*
Children use pool (in season)	
weekly	*49.3%*
monthly	*19.6%*
seldom	*31.1%*
Adults use pool (in season)	
weekly	*27.9%*
monthly	*17.2%*
seldom	*54.9%*

	Yes	*No*
Concerns with park space	*32.8%*	*67.2%*

3.4.5.2 Objectives

1. Maintain and enhance the quality of existing open space and recreation facilities to meet the needs of the residents in the study area.

2. Improve access to major parks from the community.

3. Encourage residents to play a more active role in the maintenance and improvement of parks and open space.

4. Naturalize, where possible, selected community parks such as hillsides.

5. Develop linkages between community open spaces to improve the community parks for walking, cycling and sightseeing.

6. In accordance with policies in the Municipal Development Plan and the Joint Use Agreement regarding school sites that may be declared surplus in the future, the community, the City Administration and the respective school board should consult each other to examine opportunities for redesigning the entire site for community related activities. This Plan re-affirms the City's position to exercise a first right to consider the purchase of surplus school sites.

7. Should the City decline to purchase a school site deemed surplus by either school board in Millican-Ogden, an amendment to the community plan shall be required in order the re-evaluate the open space, community facilities and recreational needs of the community.

3.4.5.3 Policies

1. The City, both school boards and community residents should consider joint participation in landscaping the school sites.

2. The native vegetation on local parks will continue to be protected.

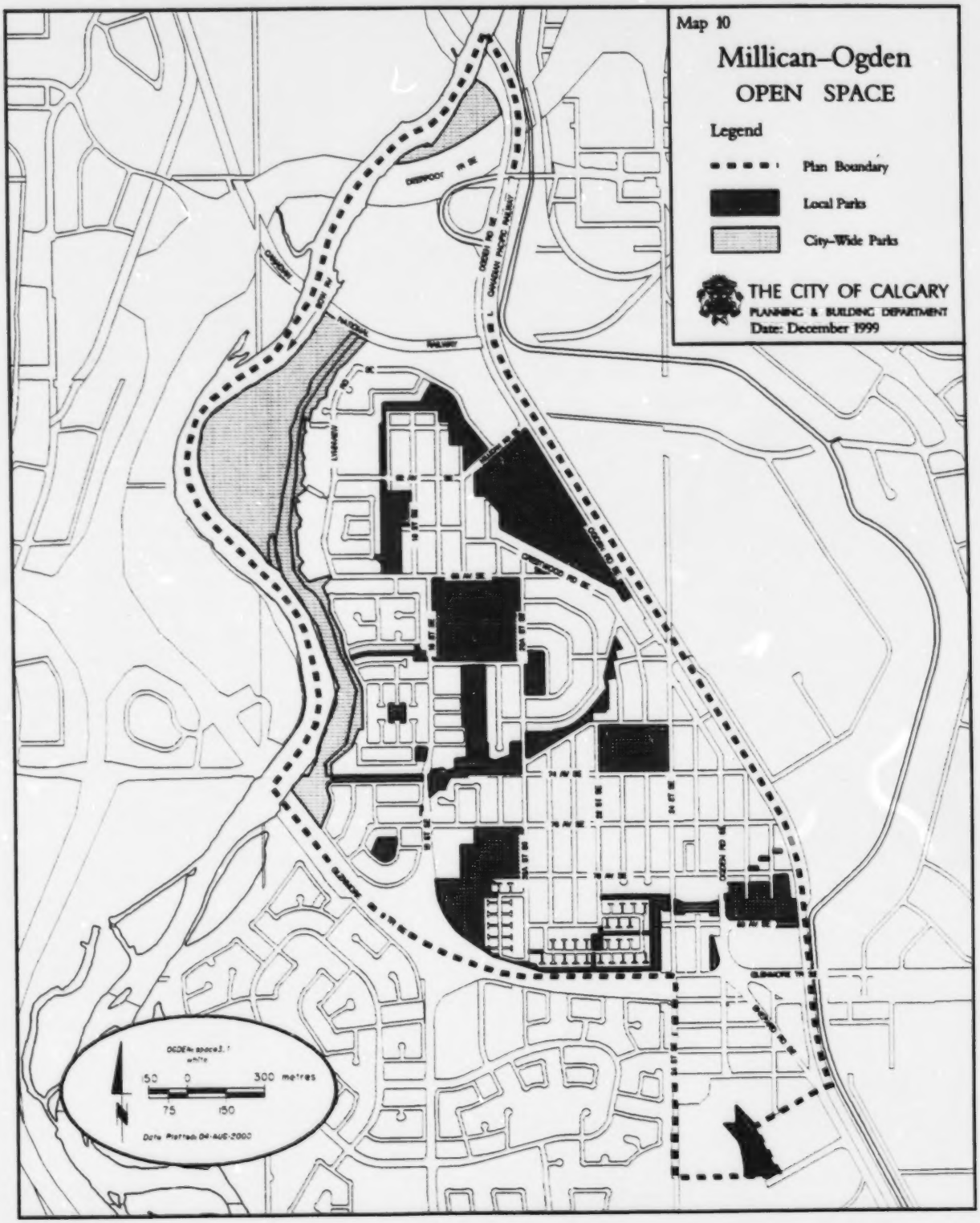
3. In order to protect the natural vegetation and habitat of local parks, any park development or landscaping should respect the integrity of the natural areas in such a way as to prevent negative environmental impacts.

4. Access points from the community to city wide parks should be clearly defined especially in the area of Beaver Dam Flats and the Western Irrigation District Canal.

3.4.5.4 Implementation

To implement the parks and open space land use policies, the following actions are required:

1. Calgary Parks & Recreation should ensure that the community is fully involved on an interactive basis including study preparations for all planning and capital projects involving parks and open space facilities.


Map 10
Millican–Ogden
OPEN SPACE
Legend
Plan Boundary
Local Parks
City–Wide Parks
THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT
Date: December 1999
150 0 300 metres
75 150

2. Calgary Parks & Recreation should assess the public access routes and entrances to Beaver Dam Flats Park and the Bow River system north of 66 Avenue SE to make them more desirable access points within one year of approval of this Plan.

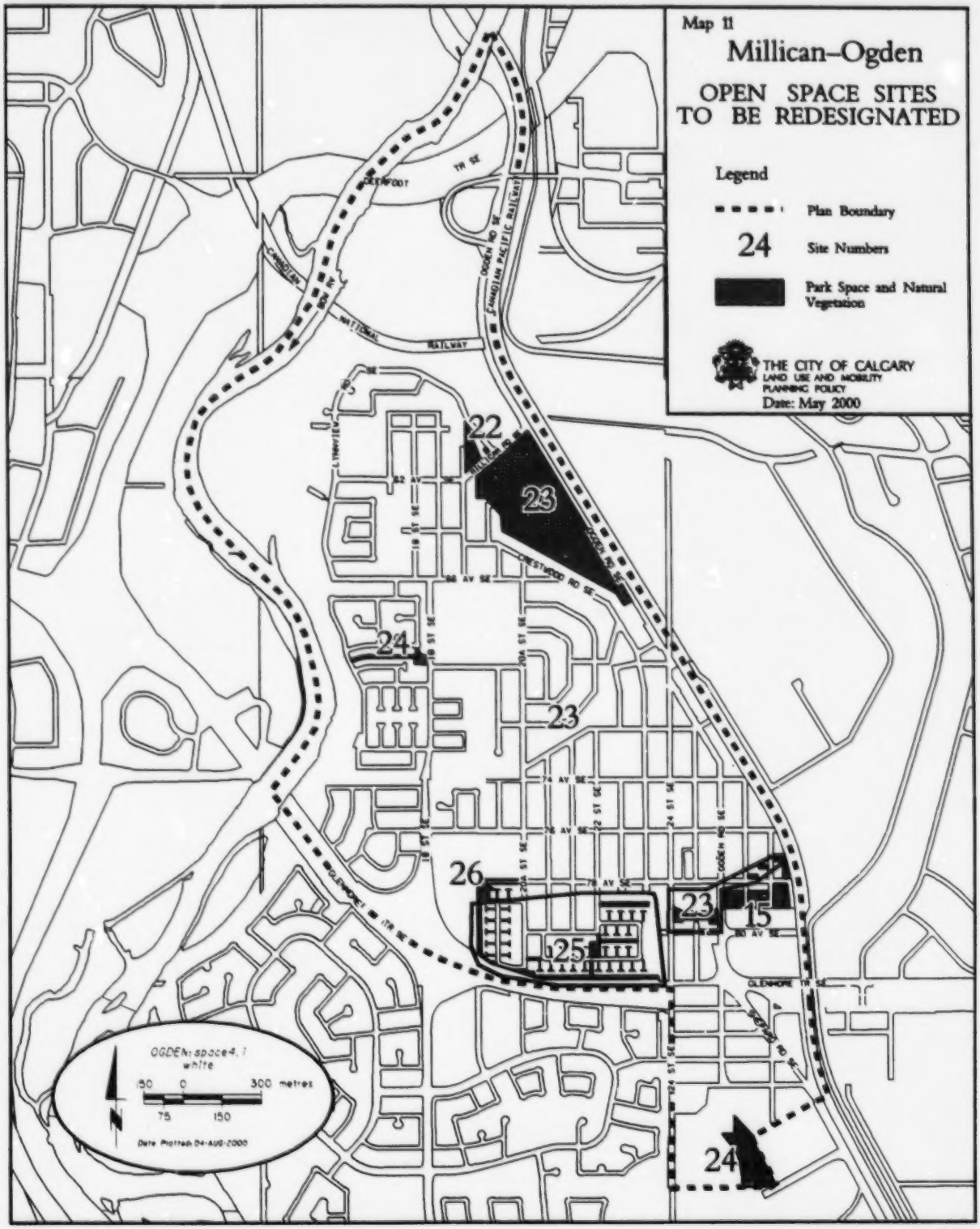
3. Calgary Parks & Recreation should investigate with the community the desirability and feasibility of constructing a formal network of pathways, viewpoint/landmark areas through the local community including links to the regional Beaver Dam Flats Park, the Bow River Pathway and the Western Irrigation District Canal Pathway.

4. The following sites on Table 8 and Map 11, page 95 should be redesignated by The City of Calgary.

Table 8: Proposed Park Redesignations

Sites	*Existing Designation*	*Proposed Designation*
15	*R-2 (Residential Low Density District)*	*DC (Direct Control District)*
22	*I-2 (General Light Industrial District)*	*PE (Public Park, School & Recreation District)*
23	*R-2 (Residential Low Density District) and C-3 (General Commercial*	*PE (Public Park, School & Recreation District)*
24	*DC (Direct Control District)*	*PE (Public Park, School & Recreation District)*
25	*R-1 (Residential Single-Detached District)*	*PE (Public Park, School & Recreation District)*
26	*UR (Urban Reserve District)*	*PE (Public Park, School & Recreation District)*

BP2000



Amended May 2000 8P2000
Approved December 1999

3.4.5.5 "Old Oil Refinery Park"

3.4.5.5.1 Context

This site of 35.4 hectares (87.4 acres) is located at the north end of the study area and is bounded by the Bow River in the west, the Canadian National Railway Right-of-Way in the south, Ogden Road SE in the east and the confluence of the Bow River and Ogden Road in the north (Map 12).

This site was utilized by the Imperial Oil Refinery prior to 1924 and ceased operations in 1976. Due to the contamination of the soils, the site is not permitted for uses involving permanent human habitation.

It is currently designated I-2 (General Light Industrial District). An Environmental Management Plan is being developed and the site is undergoing a clean-up of contaminants caused by the Imperial Oil Refinery activities that had been located at this site. This remediation exercise is expected to continue during the life of this Plan. The Millican-Ogden Community Association is working with representatives of Imperial Oil Ltd. to improve the landscaping of this site.

The site is vacant, predominantly level and covered with low level shrubs and poplar, willow and Manitoba maple trees. The site is divided by Deerfoot Trail and a new ramp connecting the 50 Avenue overpass to Ogden Road.

This site was part of the Urban Park Master Plan (approved by Council in 1994). This Plan recommended reclamation of the "Old Oil Refinery Park" including: naturalization of the riverbank and adjacent lands, development of recreation facilities including sport fields, provision of pathway linkages, parking areas, washrooms, and rezoning the site to a parkland designation.

3.4.5.6 Objectives

1. Ensure any future use of this site:

   a. is compatible with adjacent low density residential and general light industrial uses south of the Canadian National Railway Right-of-Way;

   b. limits any liability to the City of Calgary; and

   c. is managed to prevent adverse effects on human health.

2. Ensure the ongoing management and remediation of the site is done in accordance with the requirements of Alberta Environmental Protection and follows the Environmental Management Plan for the site.

3.4.5.7 Policy

The site should become open space and become part of the major park system. Other non-profit revenue producing uses such as a railway museum, skate board park, outdoor storage greenhouse/ garden centre and recreational facilities are also considered suitable for this site as long as risk management measures are incorporated.

3.4.5.8 Implementation

1. The City of Calgary should redesignate the "Old Oil Refinery Park" site from I-2 (General Light Industrial District) to DC (Direct Control District).

3.4.6 Transportation

3.4.6.1 Context

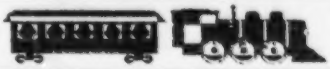
The Millican-Ogden Community is well serviced by an internal network of collector roads. External access to the community is restricted to Glenmore Trail to the south and Ogden Road to the east. The Bow River forms a natural barrier to the west and the CP railway restricts access to the east. There are only two river crossings: the Graves Bridge on Glenmore Trail south of the community; and the Bonnybrook Bridge on Ogden Road north of the community. There are two accesses to Ogden Road from the east, 50 Avenue and 69 Avenue/Ogdendale Road. Both routes to the east have at-grade railway crossings which have historically been the source of major traffic tie-ups.

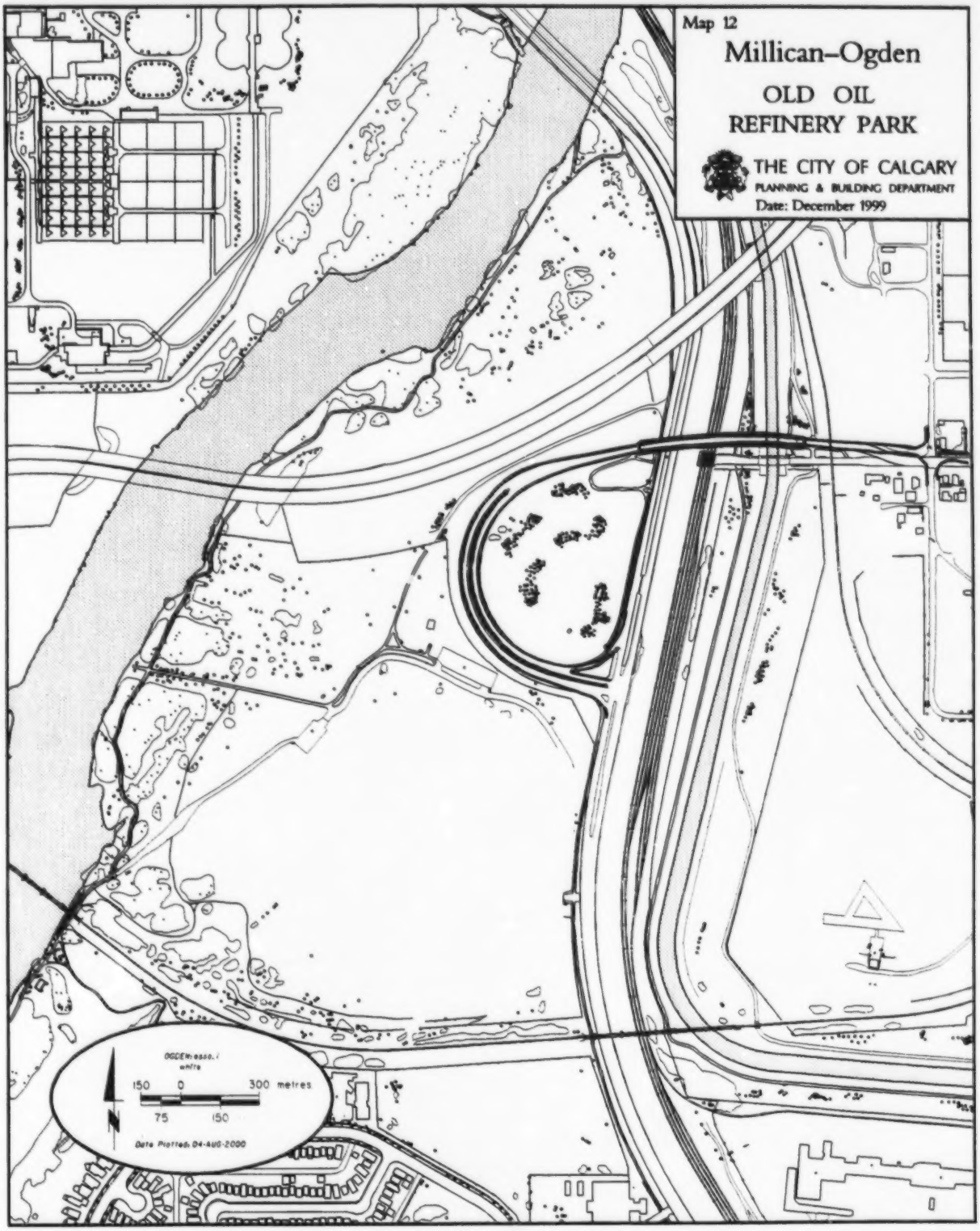
Transportation-related comments and concerns represent the largest category of concerns noted in the 1996 household opinion survey. Within this category, the following major issues were identified and ranked in accordance with frequency of response:

1. Ogden Road/50 Avenue SE intersection operation;
2. Speeding traffic in the community;
3. Glenmore Trail/18 Street SE operational issues;
4. 66 Avenue/18 Street SE operational issues;
5. Calgary Transit issues;
6. Truck traffic issues; and
7. Glenmore Trail/18 Street SE pedestrian crossing issues.

The south access to the community, Glenmore Trail and 18 Street, is also the only access to the Riverbend Community. The intersection has experienced a considerable amount of congestion as a result. Major intersection revisions were completed in 1995 and have helped to some extent. However, with continued industrial development to the east, congestion will increase. This congestion has also resulted in some residents of Riverbend shortcutting through the Millican-Ogden Community rather than proceeding east or west along Glenmore Trail.

The close proximity of the Millican-Ogden Community to a rapidly growing industrial area to the east has also meant a significant increase in truck traffic through the area. Congestion along many of the major transportation routes in the area, such as Glenmore Trail and Barlow Trail, has heightened concern over increased truck traffic through the community.




Map 12
Millican–Ogden
OLD OIL
REFINERY PARK
THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT
Date: December 1999
150 0 300 metres
75 150
Date Plotted: 04-AUG-2000

The construction of the 24 Street realignment and the provision of a direct connection between Deerfoot Trail and Glenmore Trail will result in Ogden Road becoming a more desirable route.

The future Southeast LRT alignment also traverses the community. The preferred routing option runs along the west side of the CPR tracks, on the eastern edge of the community. A crossing of Ogden Road and the Bow River would be required north of the existing residential development. The future LRT routing alignment may bisect the South Hill area, south of Glenmore Trail.

During the planning process, the need for a pedestrian link over the Bow River in the vicinity of the Graves Bridge was identified.

3.4.6.2 Objectives

1. Improve access to the community through improved operation of congested intersections.

2. Address speeding traffic in the community to enhance public safety.

3. Address traffic safety concerns in the community, especially in the vicinity of the four area schools.

4. Address possible impacts such as the construction of the Ogden Road/50 Avenue interchange.

5. Encourage network traffic improvements which minimize the potential for shortcutting traffic through the community.

6. Review and improve, where required, pedestrian crossing of major roads.

7. Review and address, where required, local traffic operation issues.

8. Review transit service in the community.

9. Develop a pedestrian link across the Bow River on or adjacent to the Graves Bridge.

3.4.6.3 Policies

1. To accommodate community and city-wide mobility needs, the existing hierarchy of road classifications (Map 12) should be retained. Road classifications to be retained are:

Freeways/Expressways
- Glenmore Trail SE
- Deerfoot Trail SE
- Barlow Trail SE

Major Roads
- Ogden Road SE
- 50 Avenue SE
- 86 Avenue SE, east of realigned 24 Street and Shepard Road
- 18 Street SE, between Glenmore Trail and 76 Avenue
- 24 Street SE, south of Glenmore Trail

Collector Roads
- 18 Street SE, 66 Avenue to 76 Avenue
- 62 Avenue SE
- 66 Avenue SE
- 69 Avenue SE, 18 St. to 20A Street
- 19 Street SE, Millican Road to 66 Avenue
- Millican Road SE
- Crestwood Road SE, 19 Street to 69 Avenue
- Lynnview Road SE
- 20A Street SE, Crestwood Road to 78 Avenue
- 76 Avenue, 18 Street to Ogden Road
- 78 Avenue, 20A Street to Ogden Road
- Shepard Road
- 69 Avenue/Ogdendale Road, east of Ogden Road

2. The Millican-Ogden Community should continue to work with the Transportation Department and the Calgary Police Service to address speeding traffic concerns.

3. Traffic volumes on collector and local streets should not increase above environmental guidelines as a result of the Ogden Road/50 Avenue interchange construction.

4. The current truck prohibition on Ogden Road SE, between 69 Avenue and Glenmore Trail, should be retained to ensure future industrial development to the east and the construction of 24 Street SE, south of Glenmore Trail, will have a minimal impact on Ogden Road residential development.

5. Congested intersections should be reviewed with the intent of improving intersection operation.

6. The community supports the construction of an alternate access from the Riverbend Community onto 24 Street SE to reduce the potential for shortcutting through Millican-Ogden and allow for improved intersection operation at Glenmore Trail/18 Street SE.

7. The community supports initiatives to improve Calgary Transit service in response to community needs.

8. The Calgary Transportation Plan supports the safe pedestrian access of the Bow River.

3.4.6.4 Implementation

To implement the transportation policies, the following actions are required:

1. The traffic study, which is currently underway, should be completed.

2. Periodic use of educational initiatives such as the Community Speeding Awareness Program and the 50 km/h Residential Speed Limit Signing Program should be continued.

3. Traffic counts should be conducted at the main accesses off of Ogden Road into the community (Millican Road, 69 Avenue, 74 Avenue, 76 Avenue and 78 Avenue) approximately one year after the opening of Ogden Road/50 Avenue interchange.

4. The Calgary Police Service Truck Unit should be requested to monitor truck traffic and provide enforcement on Ogden Road between 69 Avenue and Glenmore Trail and on 18 Street between Glenmore Trail and 66 Avenue SE.

5. The Transportation Department should continue to investigate initiatives aimed at providing an alternate access from Riverbend onto 24 Street SE.

6. Through the annual budget process, Calgary Transit should review transit service in the area with a view to providing enhanced service to area residents. Possible options could include but are not limited to more direct routing between the Riverbend and Millican-Ogden communities.

7. The pedestrian link across the Bow River on or adjacent to the Graves Bridge should be included in the next Pedestrian Overpass Priority Study (P.O.P.S.) review.

Map 13
Millican–Ogden
PROPOSED
TRANSPORTATION
Legend
Plan Boundary
Expressway/Freeway
Major Road
Collector Road
THE CITY OF CALGARY
PLANNING & BUILDING DEPARTMENT
Date: December 1999
BONNYBROOK BRIDGE
DEERFOOT TR SE
BARLOW TR SE
OGDEN RD SE
HERITAGE DR SE
GRAVES BRIDGE
CANADIAN PACIFIC RAILWAY
CANADIAN NATIONAL RAILWAY
MILLICAN RD SE
OGDEN SHOAL SE
61 AV SE
74 AV SE
75 AV SE
76 AV SE
80 AV SE
86 AV SE
150 0 300 metres
75 150
Date Plotted: 22-SEP-2000

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